INDUSRIAL SPACE FOR LEASE



Ideal for many uses including sales and service, warehouse and showroom

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Available Space: 4,500 square feet

Consisting of: 2,924 sf manufacturing

1,576 sf office space

Some office space can be converted to Ind.

Featuring:

- Showroom area & private offices
- Abundant parking
- 1 drive in door
- Clear span
- Lease rate: \$7.50 PSF NNN

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.







Property Information

For Lease: 1st floor, 4,500± sf, \$7.50psf NNN					
Additional Info:		Construction/Facilities:		Utilities:	
Acres:	0.52	Parking:	Abundant	Gas:	Yes
Total Bldg. Sq FT:	7,832	Heating Type:	Gas	Volts:	240
Manu. SF:	2,924	AC Office:	Yes	Amps:	200
Office SF:	1,576	Sprinkler:	No	Water:	City
Zoning:	MA	Security System:	Yes	Sewer:	City
Year Built:	1980	Drive in Doors:	1		
Taxes for 2021:	\$2.37 psf	Column Spacing:	Clear	Transportation:	Public bus
Ceiling Height:	12′	Floors:	1	Distance	
		Lavatory:	2	to major road:	1/2 miles to exit 30 I-95
Comments:	Ideal for sales	and service and/	or warehouse		
	Nets \$3.00 psf	:			

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NIDAL/WETTENSTEIN, LLC





<u>Interior</u>



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Interior Office/Showroom area





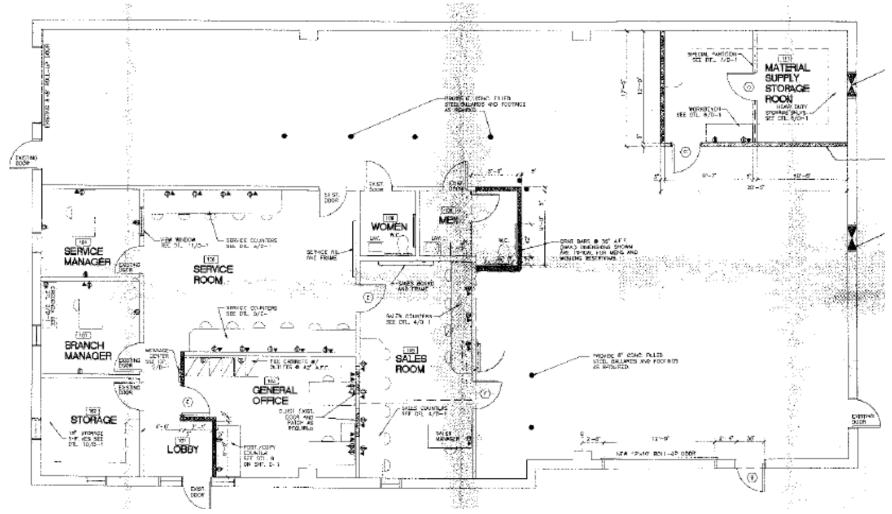
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Floor plan



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Location Map



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