

# 2154 TRADE CENTER WAY FOR LEASE



## OFFERING MEMORANDUM | LISTED BY INVESTMENT PROPERTIES CORPORATION

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*Licensed Real Estate Broker*

# OFFERING SUMMARY

<u>BASE RENT:</u>	Unit 1: LEASED Unit 2: \$28 PSF + CAM Unit 3: \$20 PSF + CAM Unit 4: \$20 PSF + CAM
<u>CAM (2024):</u>	Approx. \$5.00 PSF
<u>BUILDING SIZE:</u>	10,792 Total Square Feet with 4 units
<u>LOT SIZE:</u>	.65 acres 100' X 283'
<u>CONSTRUCTION:</u>	Concrete Block
<u>PARKING:</u>	29 spaces
<u>YEAR BUILT:</u>	1998
<u>ZONING:</u>	Industrial
<u>ELEVATOR:</u>	Yes

# SALES AGENT



**Christine McManus CCIM, SIOR**  
Principal



## FOR MORE INFORMATION:

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## 10,792 Total Square Feet - 4 units with 2 restrooms per unit

**Unit 4 = 1,866 SF (2nd Floor)**  
1,866 SF office and 2 restrooms

**Unit 3 = 1,866 SF (2nd Floor)**  
1,866 SF office and 2 restrooms

**Unit 1 = 3,153 SF (1st Floor) + 754 SF (2nd Floor)**  
138 SF common + 2,516 SF office + 399 SF warehouse and 2 restrooms

**LEASED**

**Unit 2 = 3,153 SF (1st Floor)**  
283 SF common + 1,596 SF office and 1,275 SF WH, 2 restrooms and kitchen



Investment  
Properties  
Corporation

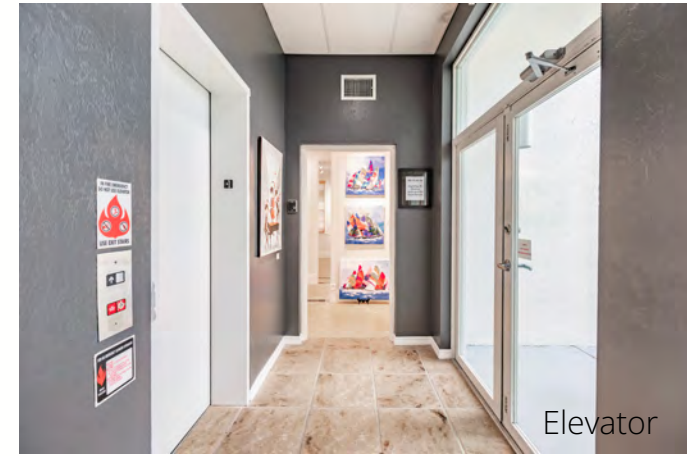
# PHOTOS



Ground Floor Bottom Right



Reception



Elevator



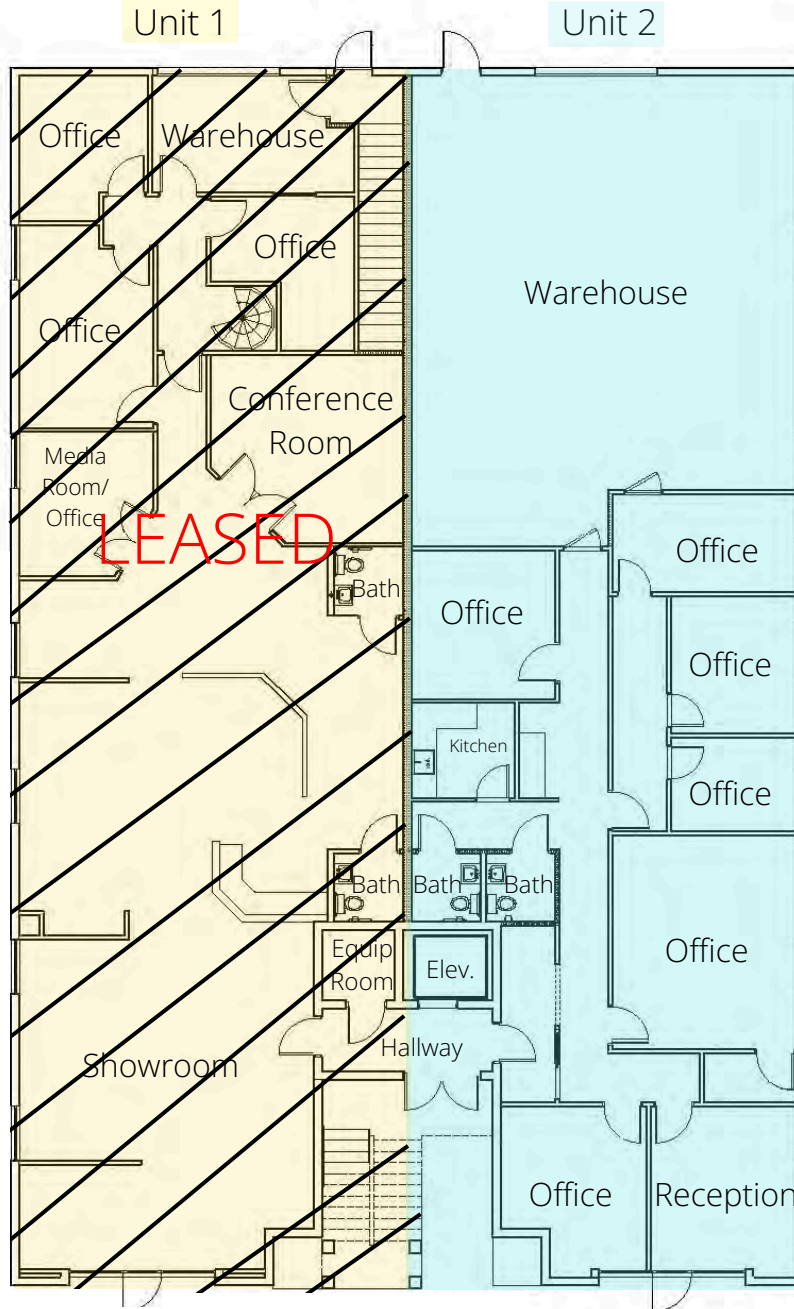
Gallery - LEASED



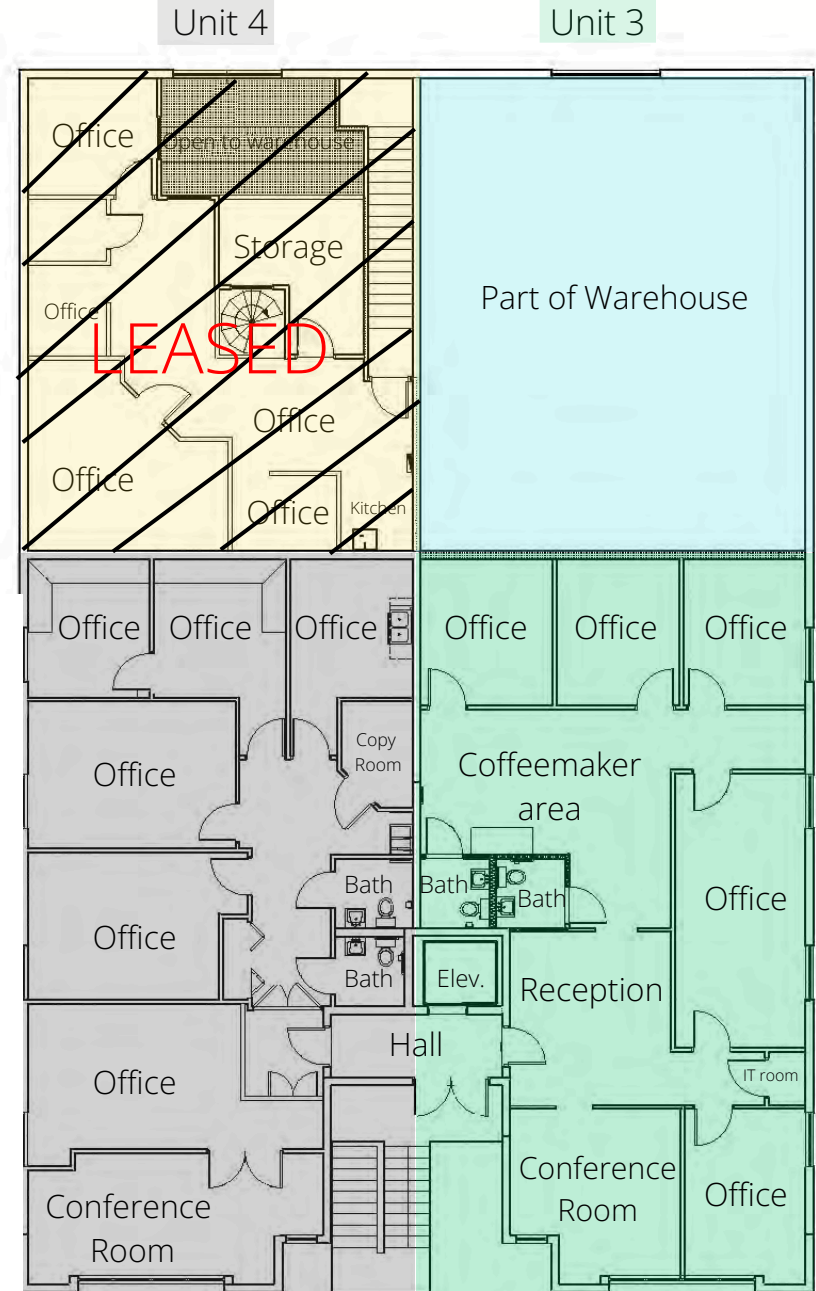
2nd Floor Upper Left



# FLOOR PLANS



GROUND FLOOR



2ND FLOOR



# SITE PLAN

