

4406 ARNOLD AVENUE

FOR LEASE



11,200 SF Freestanding Industrial Building with 3 Phase Power

OFFERING MEMORANDUM | LISTED BY INVESTMENT PROPERTIES CORPORATION

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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Licensed Real Estate Broker

OFFERING SUMMARY

- GROSS RENT:** \$12.00 PSF (\$12,309.88/mo. including Sales Tax & RE Tax)
- BUILDING SIZE:** 11,200 SF
- LOT SIZE:** .50 acres 110' X 200'
- CONSTRUCTION:** Concrete Block
- GARAGE DOOR:** 12'W X 14' H
- OTHER:**
- 3 phase power available
 - New roof 2024
 - East yard fenced with gate
 - Tenant pays for electric / water
 - Tenant responsible for their own insurance

click here!



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Maps

SALES AGENT



Christine McManus CCIM, SIOR
Principal



FOR MORE INFORMATION:

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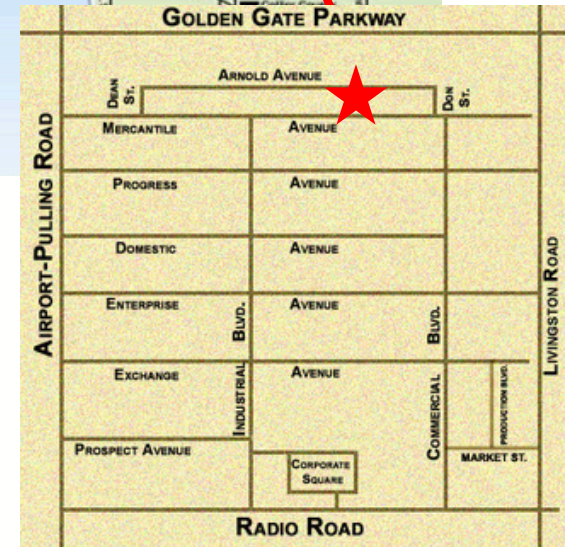
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Investment Properties Corporation

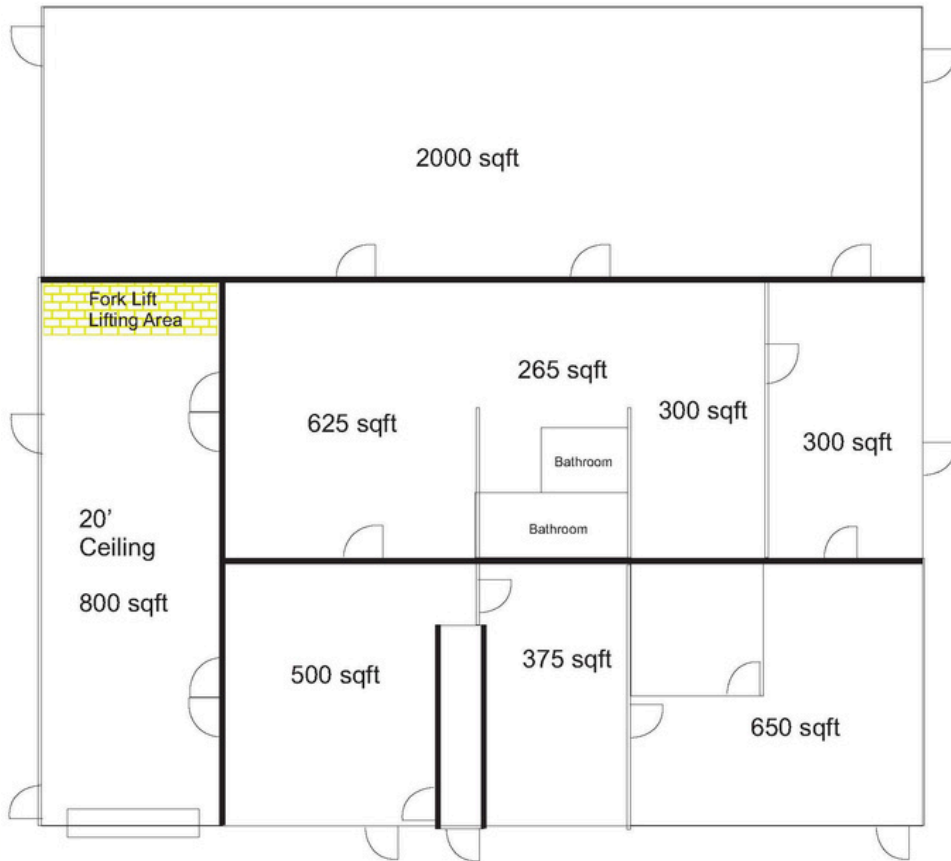
BUILDING INTERIOR & MAPS





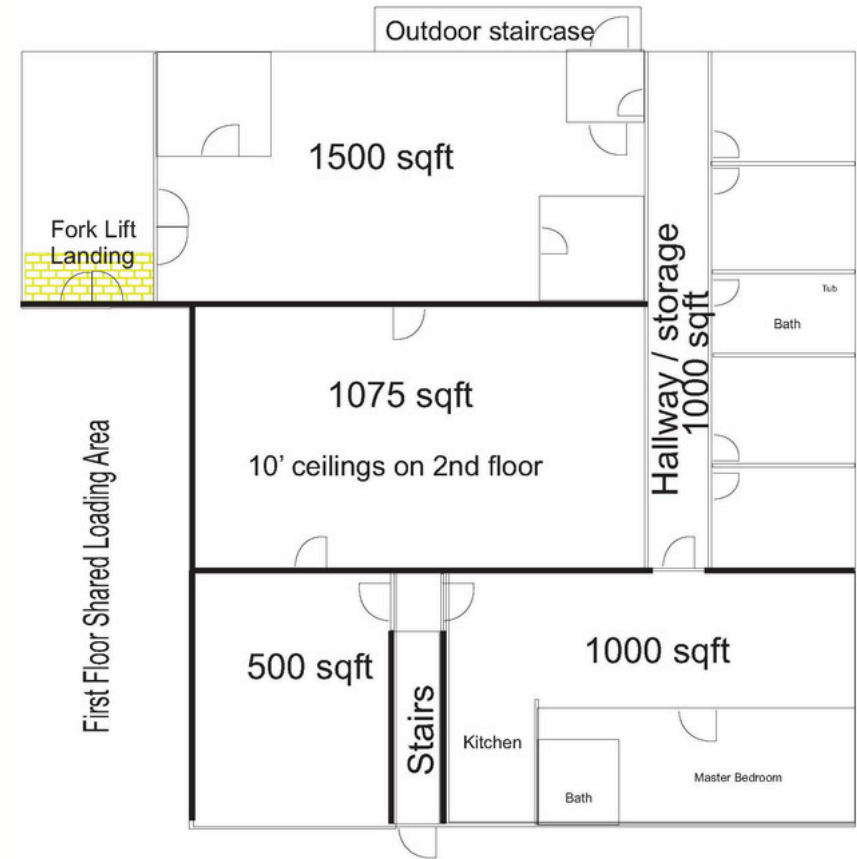
FLOOR PLAN & SITE PLAN

FIRST FLOOR



10' ceiling on first floor except 800 sqft bay which is 20'

SECOND FLOOR



Includes side yard with gated entrance