



FOR SALE - \$1,725,000.00
PRICE REDUCTION

Office/Flex 2<sup>nd</sup> Floor

Lt. Industrial/Flex Ground Floor

Office/Lab/Showroom

On-Site and Street Parking

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FOR SALE – Well maintained, two-story, light industrial/flex building with 22 parking spaces and nearby street parking. The ground floor is currently rented to two (2) separate tenants for storage and office use. Each tenant has their own drive-in door. The 2<sup>nd</sup> floor has three (3) units and two are rented to E-Commerce tenants, & third is a clothing design company. New boiler!!!

For Sale

9,600 SF

@:

\$1,725,000.00

Real Estate Tax

Block: 1101, Lot: 25

Heat

\$30,284.00 (\$3.15 PSF)

Gas

Parking Spaces Zoning

22 spaces **Light Industrial** 

Ceiling

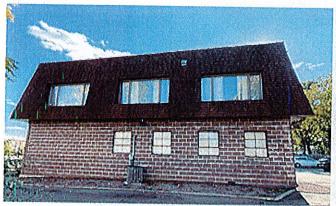
Loading

+/- 10' Ground Floor, +/-8' 2nd Floor

Two (2) Drive-in Doors (one per 1st Fl. Tenant)



North Side/Rear



North Side

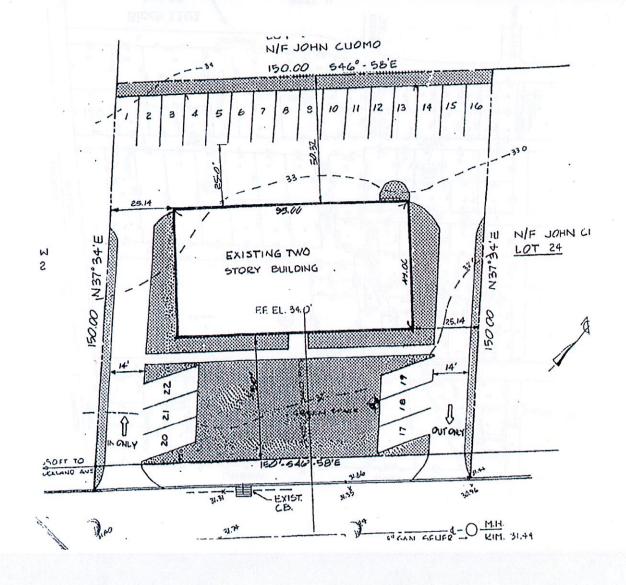


South Size/Rear

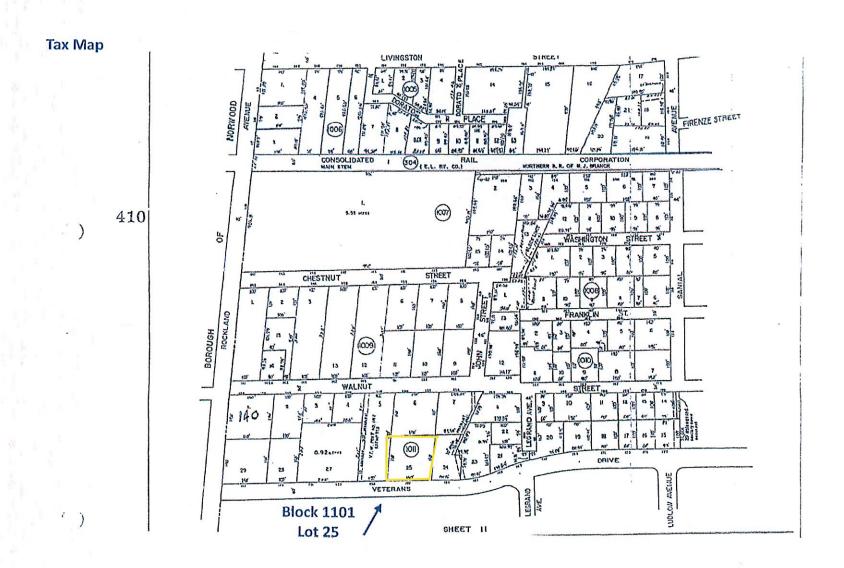




Site Plan

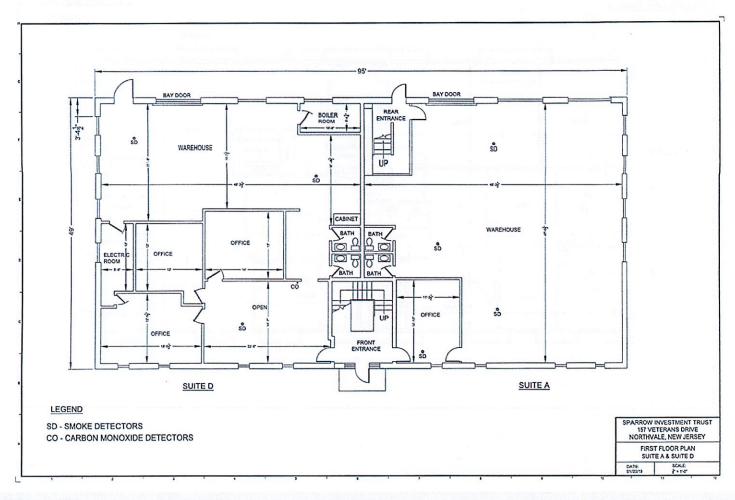








#### Floor Plan A & D





Floor Plan B, C & E

