

# 4406 ARNOLD AVENUE FOR LEASE



3,200 SF 2nd Floor Freestanding Industrial Building with 3 Phase Power

OFFERING MEMORANDUM | LISTED BY INVESTMENT PROPERTIES CORPORATION

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*Licensed Real Estate Broker*

# OFFERING SUMMARY

GROSS RENT: \$12.00 PSF (\$3,200/mo.)

BUILDING SIZE: 3,200 SF (2nd floor)

LOT SIZE: .50 acres 110' X 200'

CONSTRUCTION: Concrete Block

- OTHER:
- 3 phase power available
  - New roof 2024
  - Fenced outdoor storage area
  - Shared loading area
  - Tenant pays for proportionate share of electric / water
  - Tenant responsible for their own insurance



# SALES AGENT



**Christine McManus CCIM, SIOR**  
Principal



**FOR MORE INFORMATION:**

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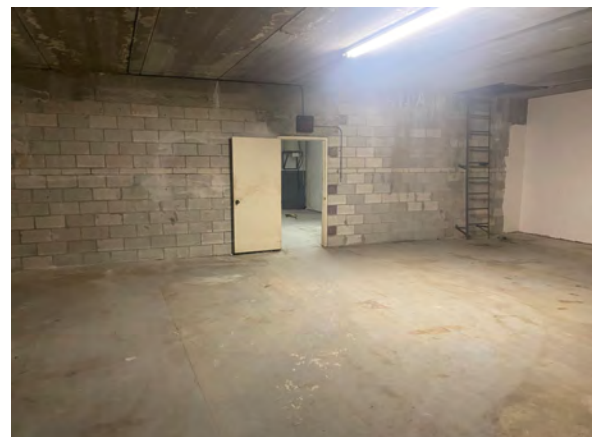
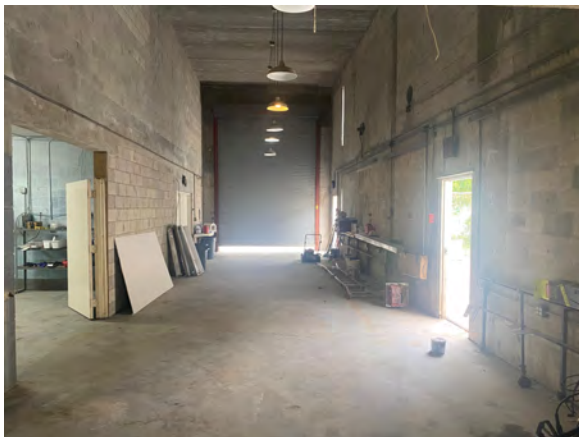
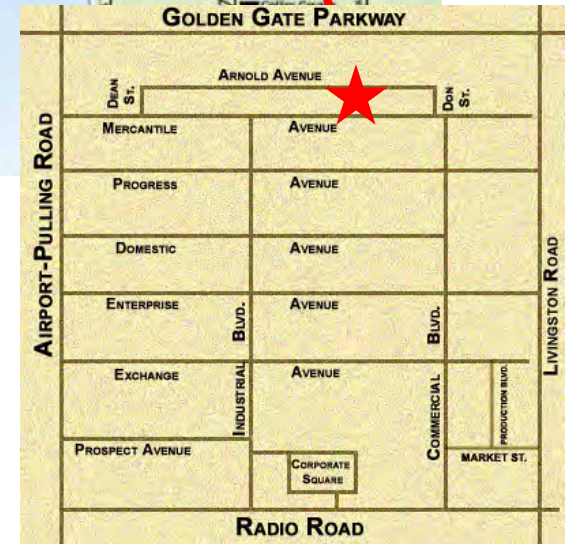
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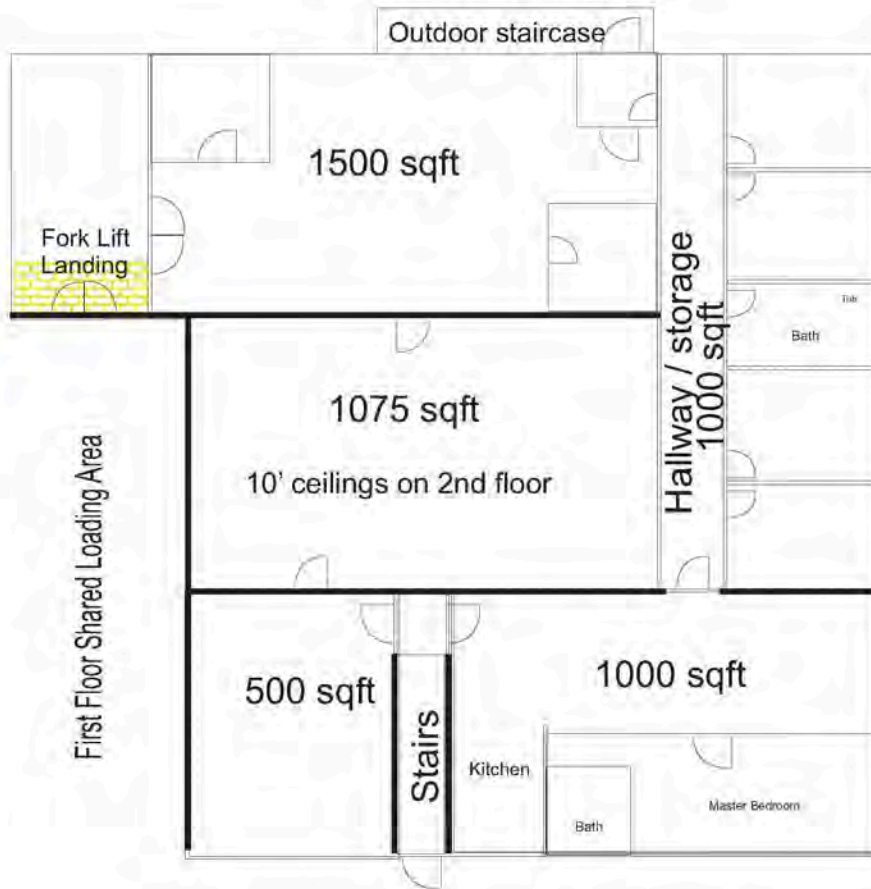
# BUILDING INTERIOR & MAPS





# FLOOR PLAN & SITE PLAN

## SECOND FLOOR



Includes side yard with gated entrance

## SITE PLAN SHOWING PARKING

(HIGHLIGHTED IN RED)

