



FOR SUBLEASE

## WAREHOUSE/OFFICE SPACE AVAILABLE

5617 S 49th Street | 3,700 SF | \$2,600/mo Modified Gross



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## 5617 S 49th Street About The Property



### Description

- 3,700 SF of Office/Warehouse Space for Sublease
- 3,250 SF Warehouse Space | 450 SF Office Space
- \$2,600/mo Modified Gross | Available January 1, 2026
- Located off of 56th & Old Cheney
- Features (1) 8x8 Dock Door and (1) 9x9 Overhead Door
- I-1 Zoning
- Fully Climate Controlled
- 7 Parking Stalls Shared with Adjacent Tenant
- \*Street Parking Available\*
- Tenant Responsible for Pro-rata Share of Utilities
- \*Sublease Expires September 30, 2027\*
- (Ownership Open to Longer Terms)

