

**RECENT IMPROVEMENTS**

**1020 FORD STREET**

**WWW.1020FORD.COM**



**ONE MONTH FREE RENT  
ON 3 YEAR LEASE**

**FOR LEASE  
FROM \$13.50 NNN**



**FLEX/INDUSTRIAL**

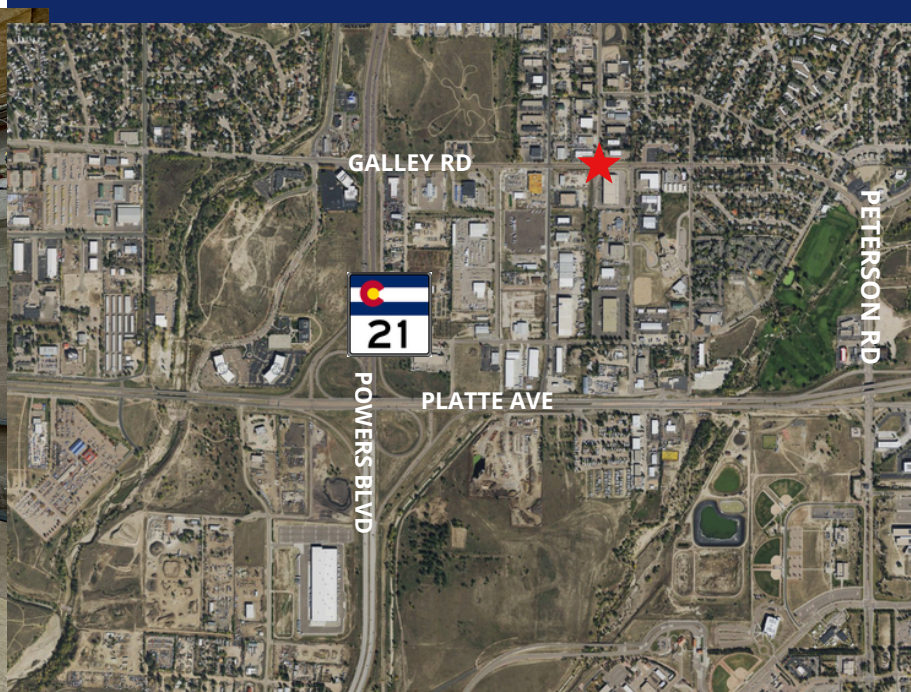
- 1,380 SF SUITE AVAILABLE
- 1 DRIVE IN DOOR AVAILABLE
- HIGH VISIBILITY FROM GALLEY RD
- HIGH TRAFFIC COUNTS
- COUNTY I2 ZONING
- FROM \$13.50 NNN YEAR 1
- 2026 NNN EXPENSES ESTIMATED AT \$5.04/SF



**FOR MORE INFORMATION, PLEASE CONTACT:**



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**ZONING**  
COUNTY I-2

**SITE /BUILDING**  
10,504 SF ON 1 ACRE

**SPACE AVAILABLE**  
SUITE D: 1,380 SF

**CONSTRUCTION**  
CINDER BLOCK/CONCRETE

**HVAC**  
PACKAGED RTU'S FOR SHOWROOM/OFFICE.  
FORCED AIR GAS HEATERS IN WAREHOUSE

**PARKING**  
2.76 SPACES PER 1,000 SF

**LEASE RATE**  
FROM \$14.00 NNN YEAR 1

**OPERATING EXPENSES**  
2025 BUDGET ESTIMATED AT \$5.04/SF

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**FLOOR PLANS**

**SUITE D-1,380 SF**

