



# FOR LEASE INDUSTRIAL BUILDING

±2,100 SF AVAILABLE FOR LEASE

## LEASE RATE

**\$2.25/SF  
NNN**



## PROPERTY DETAILS

- **Prime Location** – Near major commercial services and businesses
- **Rare Small Industrial Building** – Ideal for a range of industrial uses (good for auto services, no auto body)
- **Flexible Layout** – Warehouse adaptable to business needs
- **High-Traffic Exposure** – 83' frontage on Sherman Way
- **Ample Parking & Loading** – 1 dedicated parking spaces & 4 grade-level loading doors
- **Convenient Access** – Located near Deering Ave & Sherman Way, just 500 feet from Metro Station

## GET IN TOUCH WITH THE TEAM



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