

FOR SALE/LEASE

PRIME COMMERCIAL SPACE

3611 FAST LANE, HUDSON

WHY THIS SPACE WORKS



HIGHWAY VISIBILITY & EASY ACCESS



WAREHOUSE + OFFICE/SHOWROOM COMBO



MODERN EXTERIOR & PROFESSIONAL CURB APPEAL



PAVED PARKING FOR STAFF & VISITORS



IDEAL FOR:

LIGHT INDUSTRIAL

Assembly, production, service operations

OFFICE & SHOWROOM

Client-facing business, sales, service centers

WAREHOUSE & DISTRIBUTION

Storage, logistics, fulfillment

CONTRACTOR OR TRADE SERVICES

HVAC, plumbing, electrical, construction offices

UNIQUE FEATURES:

- 10,240 sq ft warehouse with two 20' x 40' overhead doors
- 1,780 sq ft finished office/showroom space
- Contemporary design with bold exterior accents
- Convenient location just off main highway
- Paved parking for employees & visitors

LEASE & SALE OPTIONS:

**FOR LEASE:
\$5/SQ FT + NNN**

FOR SALE: \$849,900

***All information deemed reliable but not guaranteed**