

The Lumber Yard

Presented by Ian Brink

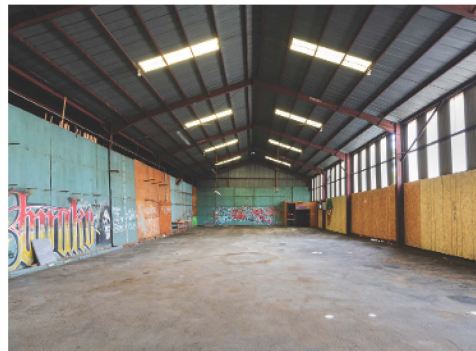


THE LUMBER YARD

ADDRESS	2219 Fair Park Avenue, Eagle Rock
LEASE PRICE	Negotiable
TERM	5-10 Years+
PROPERTY TYPE/SUBTYPE	Retail/Showroom/Gallery
BUILDING SIZE	Approx ±6,000 SqFt to ±18,000 SqFt
OCCUPANCY	Immediate
WALK SCORE	89
FEATURES	<p>Creative use warehouse spaces in prime Eagle Rock</p> <p>Ideal for large gallery space, light manufacturing/storage</p> <p>Full campus can be leased together at ±18,000 SF or a smaller configuration</p> <p>Adjacent to Colorado Boulevard restaurants and shopping</p> <p>Located in a State Enterprise Zone (SEZ)</p> <p>Nearby Glassell Park, Highland Park, and downtown Glendale</p>

Remarks

With a rich legacy of 107 years – The Eagle Rock Lumber Yard spaces are ready for their next iteration! Embrace the opportunity to make history within these walls while revitalizing a piece of Eagle Rock's past. Ideal for gallery use, a showroom/rehearsal studio, light manufacturing, creative retail, and possible brewery or fitness use.







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