

# 4406 ARNOLD AVENUE

## FOR LEASE



6,000 SF 1st Floor Freestanding Industrial Building with 3 Phase Power

OFFERING MEMORANDUM | LISTED BY INVESTMENT PROPERTIES CORPORATION

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*Licensed Real Estate Broker*

# OFFERING SUMMARY

**GROSS RENT:** \$18.50 PSF (\$9,250/mo.)

**BUILDING SIZE:** 6,000 SF (1st floor)

**LOT SIZE:** .50 acres 110' X 200'

**CONSTRUCTION:** Concrete Block

**GARAGE DOOR:** 12'W X 14' H

**OTHER:**

- 3 phase power available
- New roof 2024
- Shared loading zone / parking
- Fenced yard available at additional lease charge
- Tenant pays for proportionate share of electric / water
- Tenant responsible for their own insurance



# SALES AGENT



**Christine McManus CCIM, SIOR**  
Principal



**FOR MORE INFORMATION:**

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# BUILDING INTERIOR & MAPS





