

1902 ELSA STREET FOR LEASE



5,004 SF Freestanding Building with 3 Phase Power

OFFERING MEMORANDUM | LISTED BY INVESTMENT PROPERTIES CORPORATION

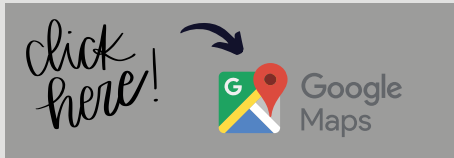
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Licensed Real Estate Broker

OFFERING SUMMARY

FREE STANDING INDUSTRIAL BUILDING!

<u>BASE RENT:</u>	\$23.00 PSF + \$4.10 CAM + FL Sales Tax)
<u>BUILDING SIZE:</u>	Unit 1 - 3,000 SF Entire Building - 5,004 SF
<u>LOT SIZE:</u>	.46 acres (20,038 SF)
<u>CONSTRUCTION:</u>	Concrete Block
<u>YEAR BUILT:</u>	1979
<u>ZONING:</u>	Industrial
<u>DOORS:</u>	8 - 10'W X 12'H 1 - 10'W X 8'H
<u>EAVE HEIGHT:</u>	12'
<u>POWER:</u>	3 Phase - 200 AMP/240 Volts
<u>PARKING:</u>	18 spaces
<u>FENCED YARD:</u>	Partial
<u>FLOOD ZONE:</u>	No



SALES AGENT



Christine McManus CCIM, SIOR
Principal



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BUILDING EXTERIOR, FLOOR PLAN & MAPS

