

# 2154 TRADE CENTER WAY

10,792 SF OF OFFICE/WAREHOUSE FREESTANDING BUILDING



Investment  
Properties  
Corporation



## OFFERING MEMORANDUM | LISTED BY INVESTMENT PROPERTIES CORPORATION

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*Licensed Real Estate Broker*

# OFFERING SUMMARY

<b><u>BUILDING SIZE:</u></b>	10,792 total square feet with 4 units
<b><u>LOT SIZE:</u></b>	.65 acres 100' X 283'
<b><u>CONSTRUCTION:</u></b>	Concrete Block
<b><u>GARAGE DOORS:</u></b>	2 - 12'H X 10'W
<b><u>PARKING:</u></b>	29 spaces
<b><u>EAVE HEIGHT:</u></b>	24.3'
<b><u>CENTER HEIGHT:</u></b>	26' (useable)
<b><u>ZONING:</u></b>	Industrial
<b><u>YEAR BUILT:</u></b>	1998
<b><u>RE TAXES (2023):</u></b>	\$15,477.15
<b><u>ELEVATOR:</u></b>	Yes

LIST PRICE

**\$4,000,000 | \$371 PSF**

# SALES AGENT



**Christine McManus CCIM, SIOR**  
Principal



**FOR MORE INFORMATION:**

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## 10,792 Total Square Feet - 4 units with 2 restrooms per unit

**Unit 4 = 1,866 SF (2nd Floor)**  
1,866 SF office and 2 restrooms

**Unit 3 = 1,866 SF (2nd Floor)**  
1,866 SF office and 2 restrooms

**Unit 1 = 3,153 SF (1st Floor) + 754 SF (2nd Floor)**  
138 SF common + 2,616 SF office + 399 SF warehouse and 2 restrooms - Seller to lease back this unit at fair market value until December 31, 2025

**Unit 2 = 3,153 SF (1st Floor)**  
283 SF common + 1,596 SF office and 1,275 SF WH, 2 restrooms and kitchen





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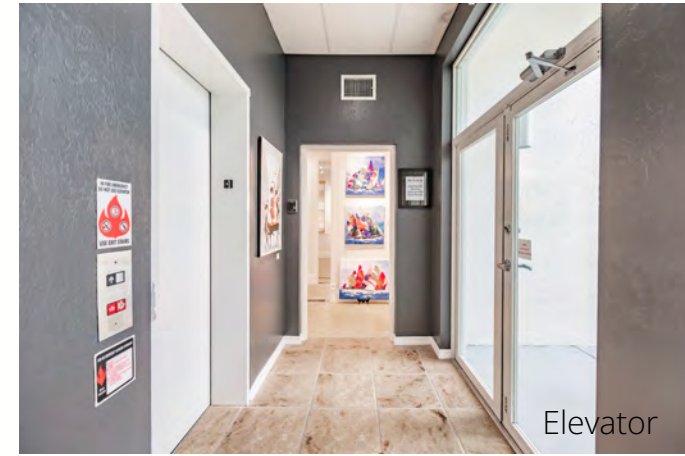
# PHOTOS



Ground Floor Bottom Right



Reception



Elevator



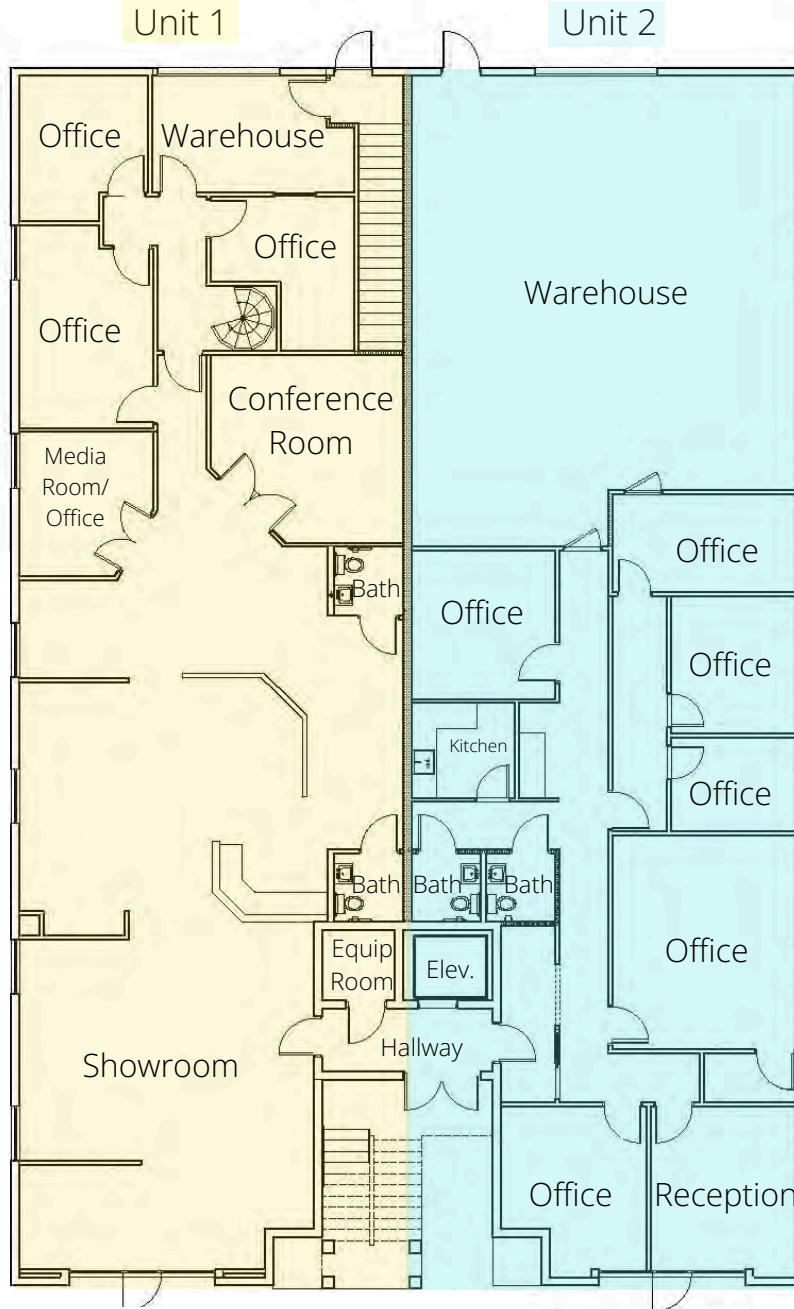
Gallery



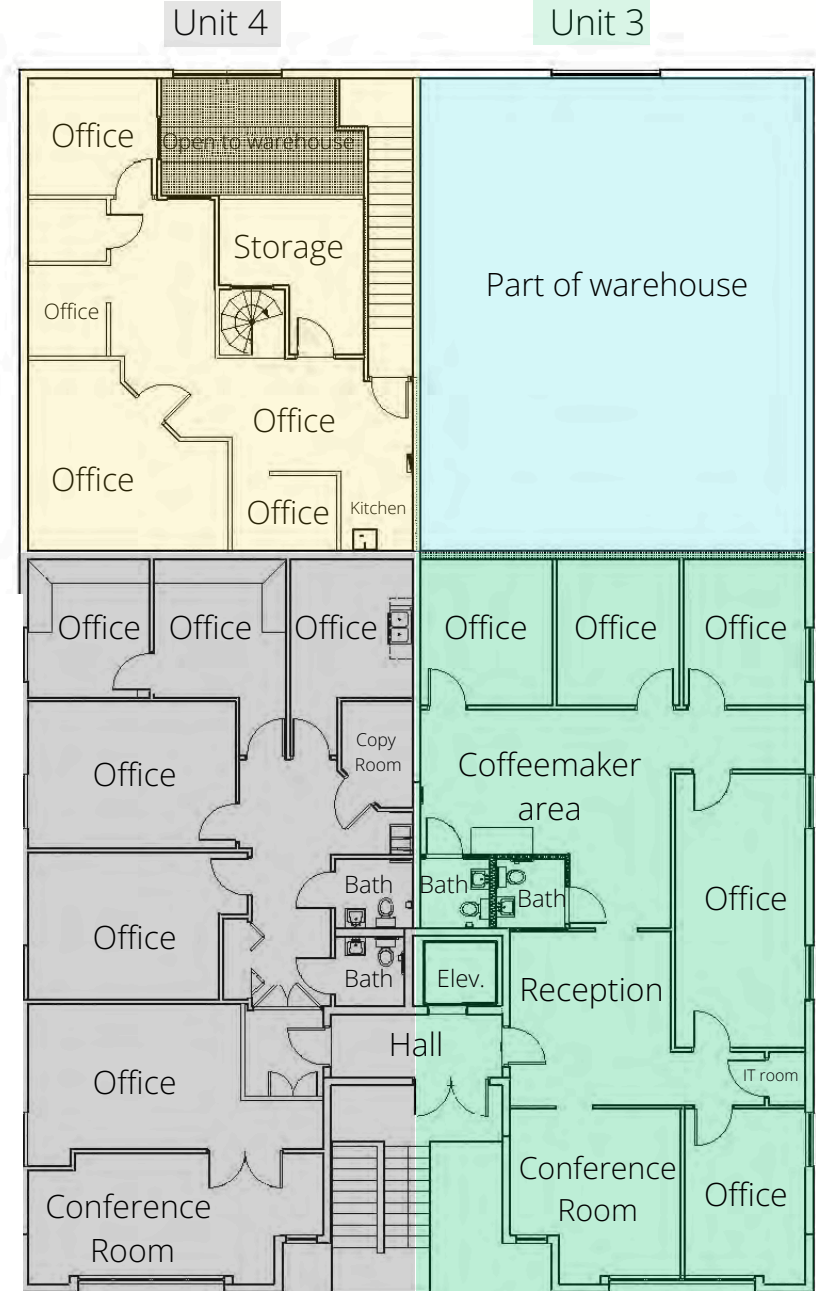
2nd Floor Upper Left



# FLOOR PLANS



GROUND FLOOR



2ND FLOOR





# SITE PLAN

