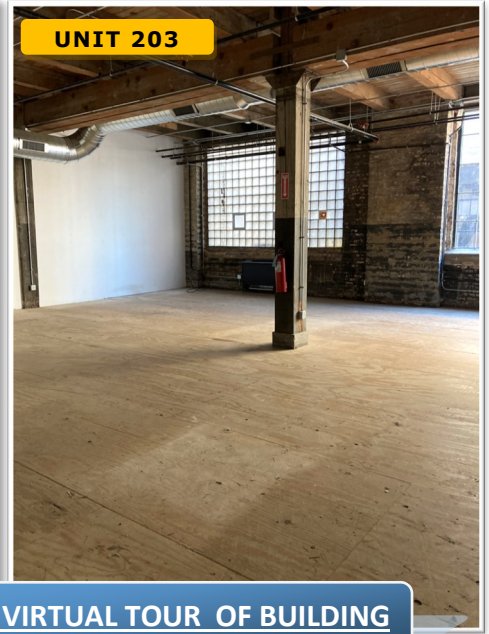


## WAREHOUSE/FLEX/LOFT OFFICE SPACES FOR LEASE NEWLY RENOVATED WITH AMAZING NATURAL LIGHT

~~\$12.00 PSF~~ **\$10.00 PSF MODIFIED GROSS (AS-IS)**



[VIEW VIRTUAL TOUR OF BUILDING](#)

**1ST FLOOR | UNIT 101: ±7,479 RSF (DIVISIBLE) | UNIT 103: ±8,102 RSF**

**(1ST FLOOR SPACE IS SET UP FOR WOODWORKING)**

**2ND FLOOR | UNIT 203: ±4,737 RSF (DIVISIBLE)**

**3RD FLOOR | UNIT 303: ±2,635 RSF**

- THE SLOAN VALVE WORKSHOP LOFTS- 78,000 RSF TOTAL BUILDING ON THREE FLOORS.
- BUILDING FULLY RENOVATED IN 2020 WITH COMMON AREA WASHROOMS, CONFERENCE ROOMS, KITCHENS, BREAK ROOMS, AND OUT-DOOR COURTYARD
- 100+ CAR PARKING—NEWLY PAVED, FENCED & GATED
- 1 DOCK
- 2 FREIGHT ELEVATORS
- 12' - 14' CLEAR CEILING HEIGHT
- 3,200 AMPS/480 VOLT, 3-PHASE
- ZONING PMD-9



**DEBORAH SMITH**

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## WAREHOUSE/FLEX/LOFT OFFICE SPACES FOR LEASE

NEWLY RENOVATED WITH AMAZING NATURAL LIGHT

**\$10.00 PSF MODIFIED GROSS (AS-IS)**



KITCHEN



OUTDOOR COURTYARD



SKYLIGHTS



ELEVATOR



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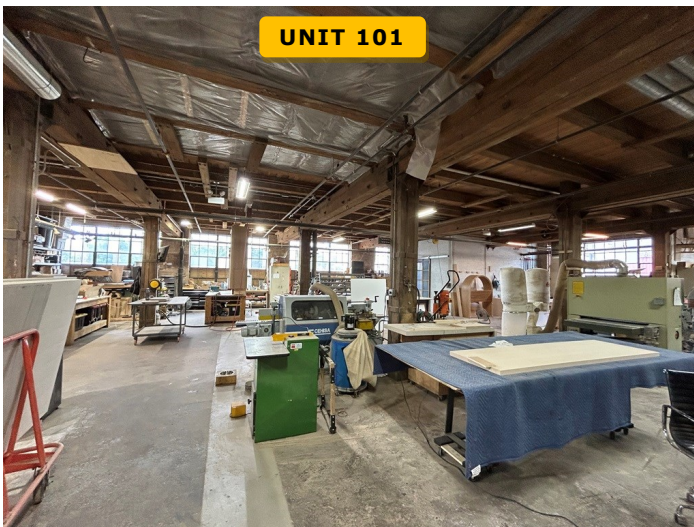
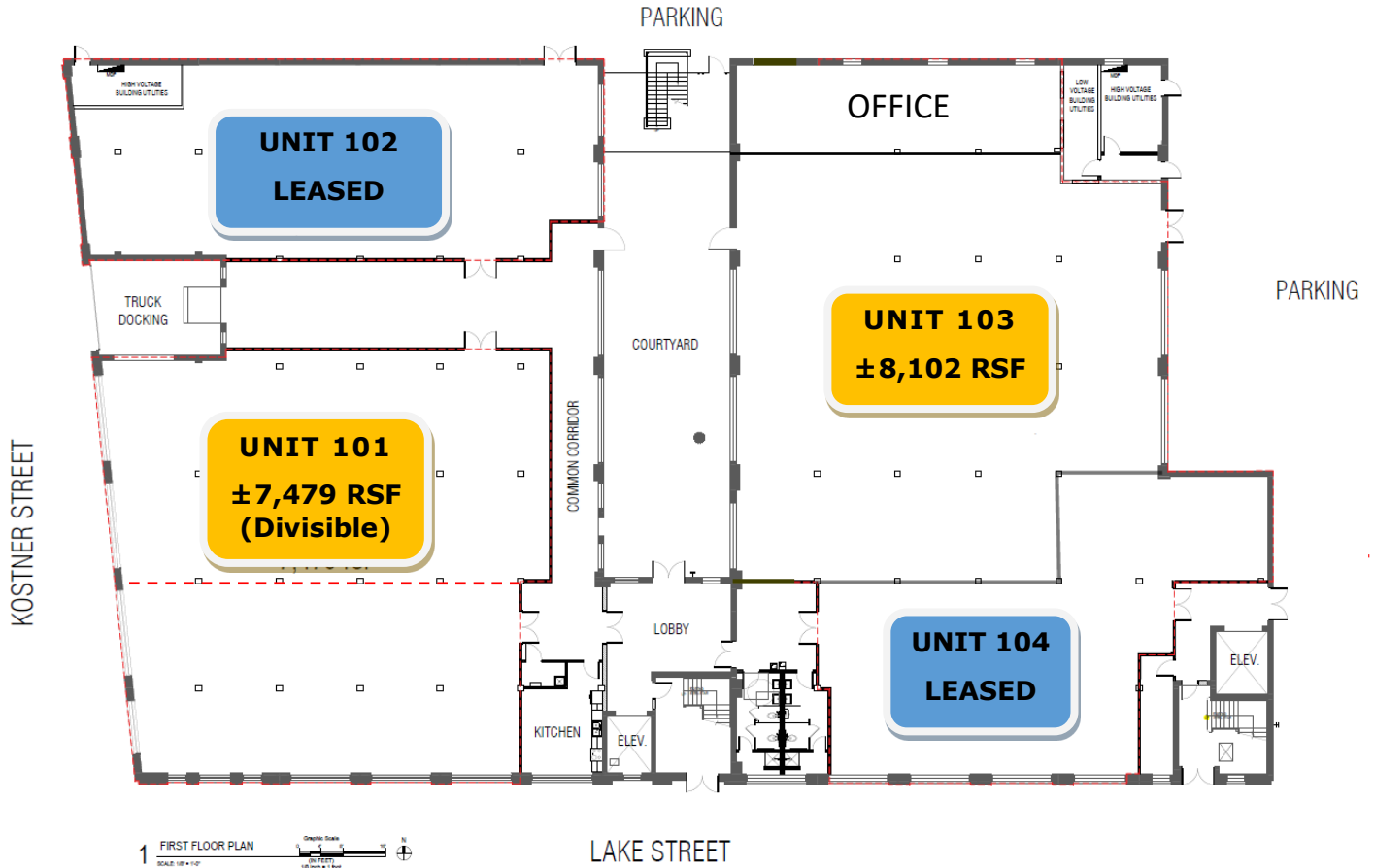
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## FIRST FLOOR

**\$10.00 PSF MODIFIED GROSS (AS-IS)**

LAKE STREET ARTISAN LOFTS



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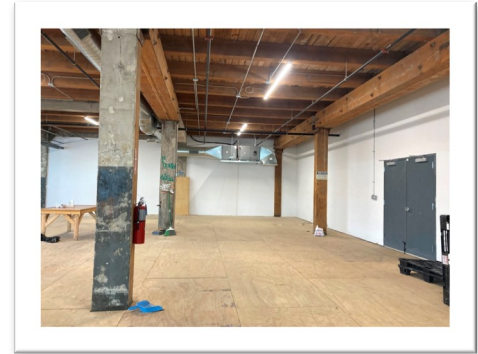
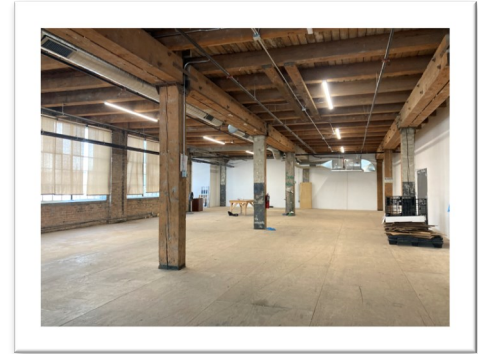
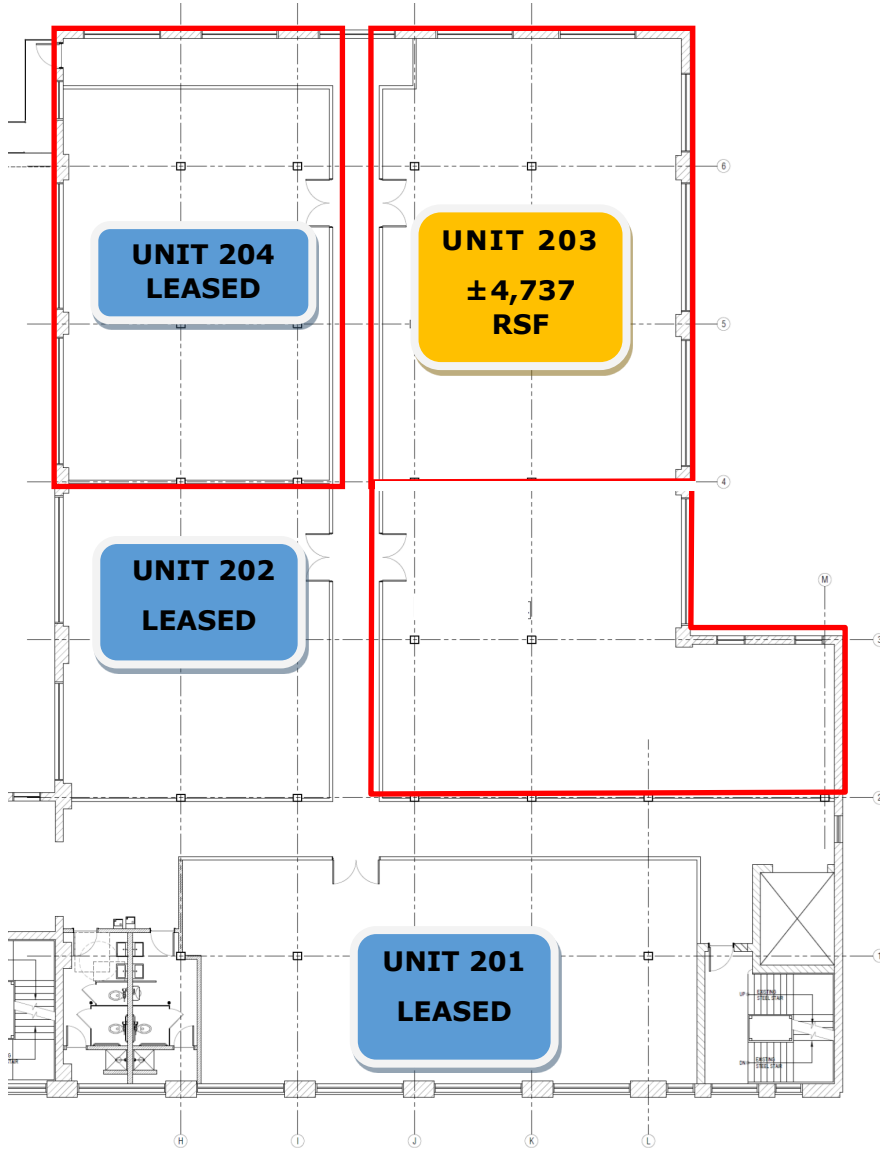
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## SECOND FLOOR

**\$10.00 PSF MODIFIED GROSS (AS-IS)**



EAST



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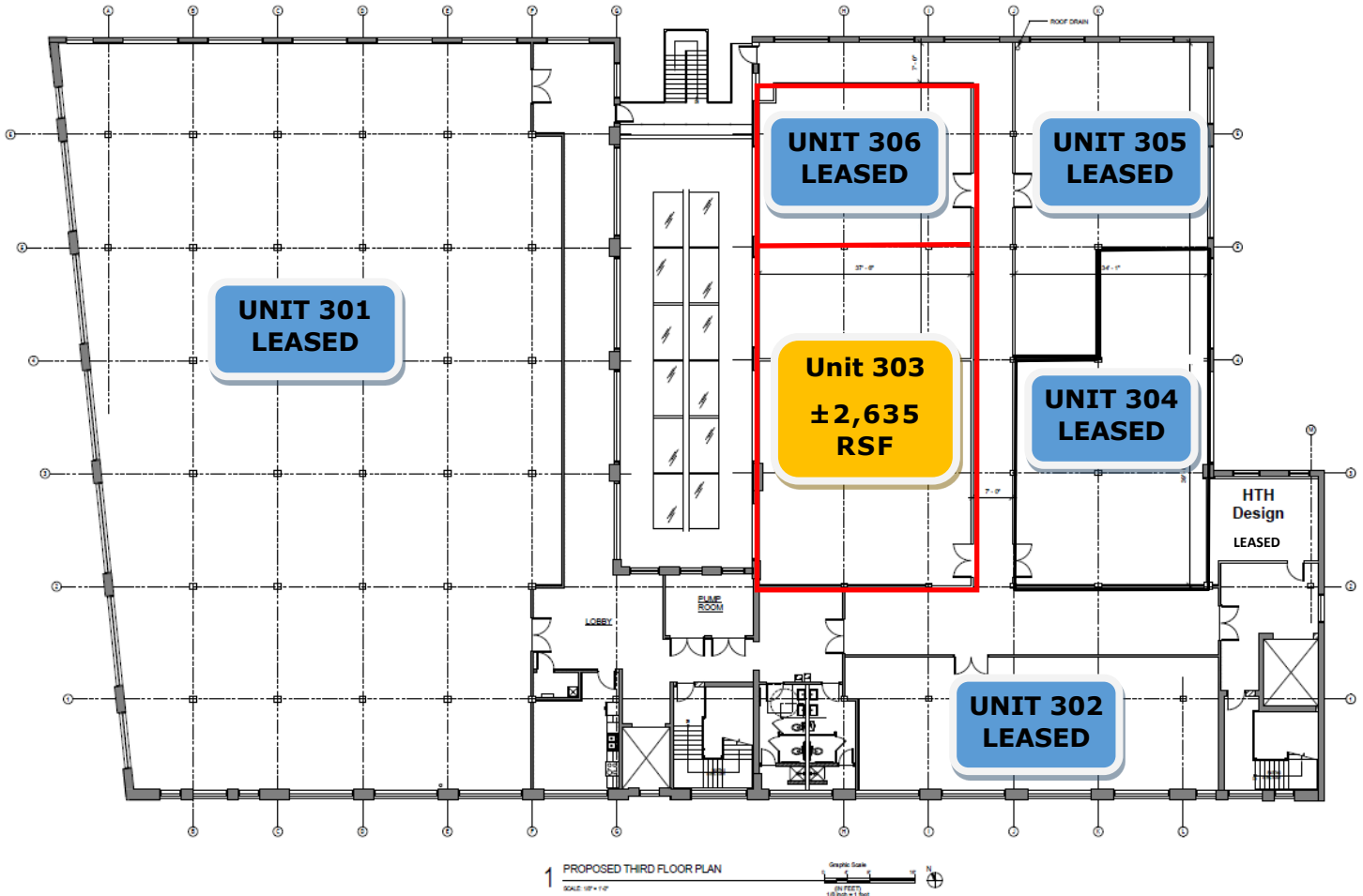
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**THIRD FLOOR—FLOOR PLAN**  
**\$10.00 PSF MODIFIED GROSS (AS-IS)**



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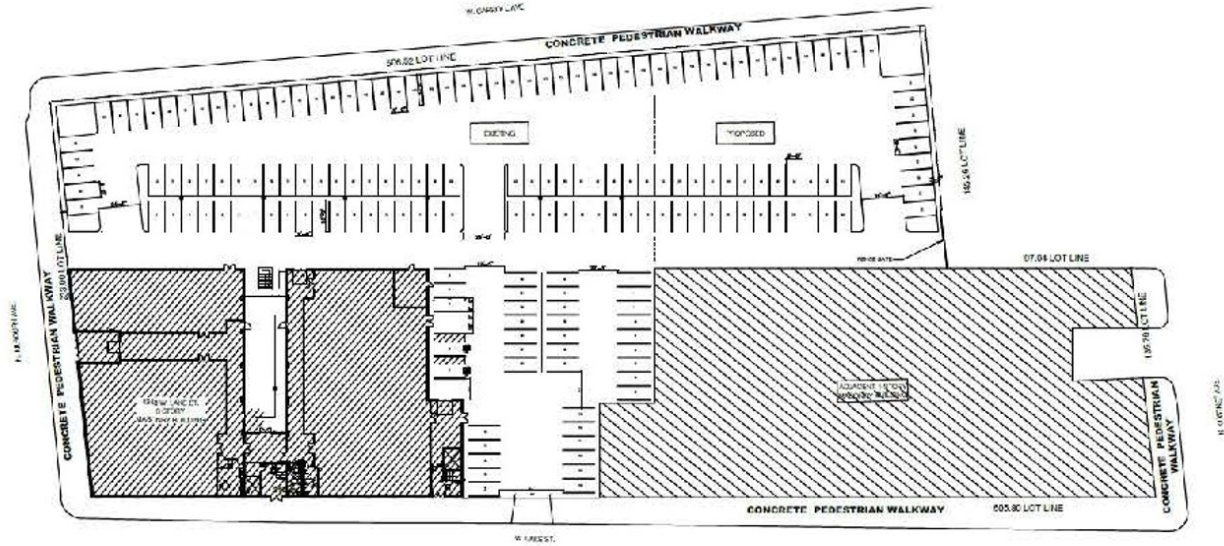
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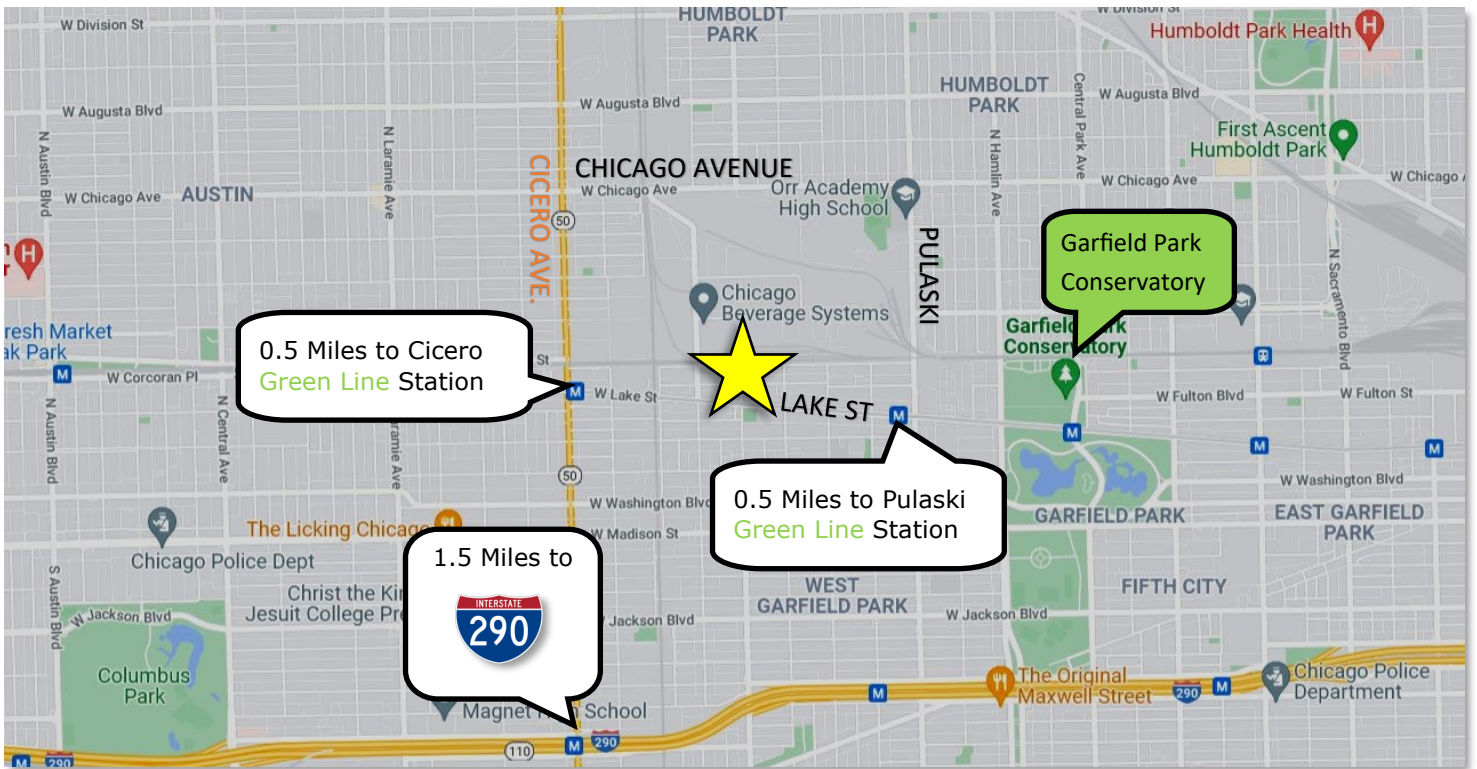
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PARKING PLAN



MAP



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