

# WAREHOUSE/FLEX OFFICE FOR LEASE

5174 BEAVER STREET



Welcome to this premier commercial real estate opportunity. Position your business for growth with this versatile industrial warehouse featuring essential amenities tailored for efficiency and security. Strategically located with excellent access to major transport routes, this space supports a variety of business needs from storage to administrative operations.

## FEATURES

- **Large Bay Door:** Facilitates seamless movement of goods and equipment.
- **Dedicated Office Space:** Provides a comfortable and productive environment for administrative tasks.
- **Layout:** optimized for efficiency and functionality, allowing for smooth workflows and easy access.
- **Parking:** Secure, fenced-in parking lot with ample space for vehicles and machinery.

## PROPERTY DETAILS

SIZE	TYPE
2,852 SQ. FT	Industrial Warehouse

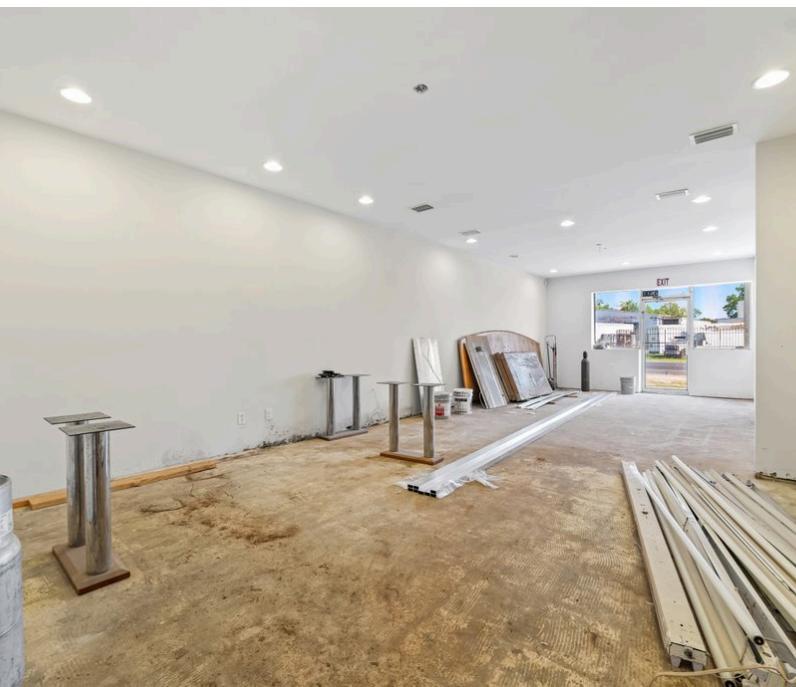
### WAREHOUSE AREA

Spacious, open, suitable for storage and production

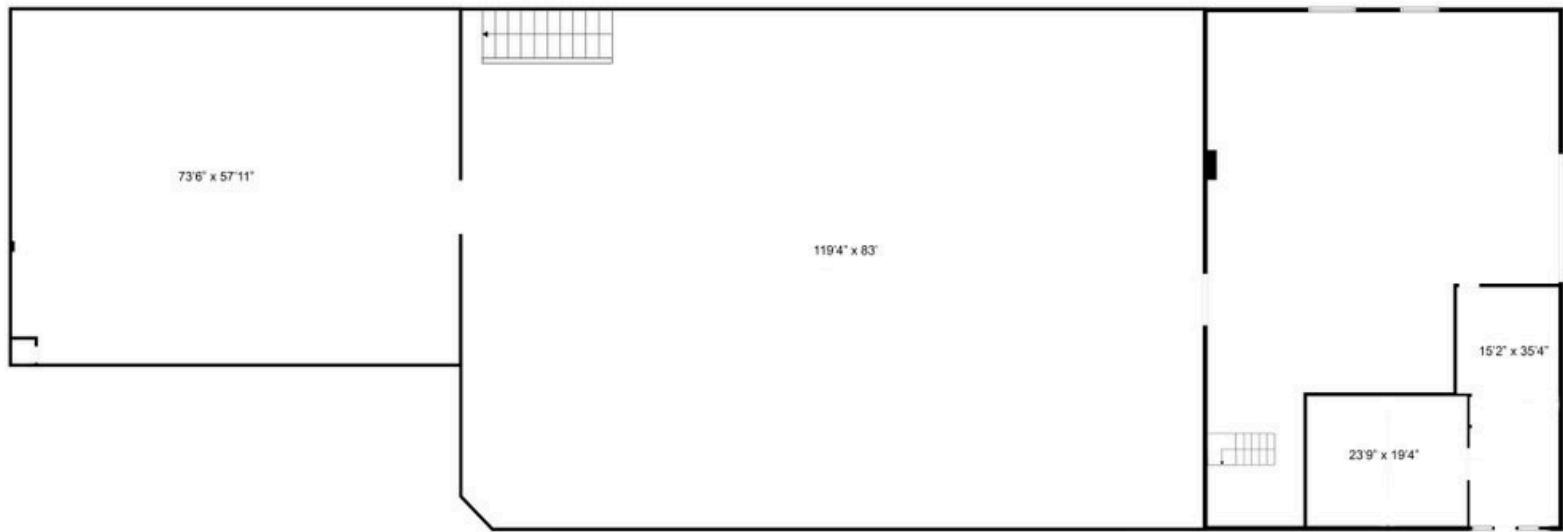
### OFFICE AREA

Includes multiple rooms for private offices and meeting areas

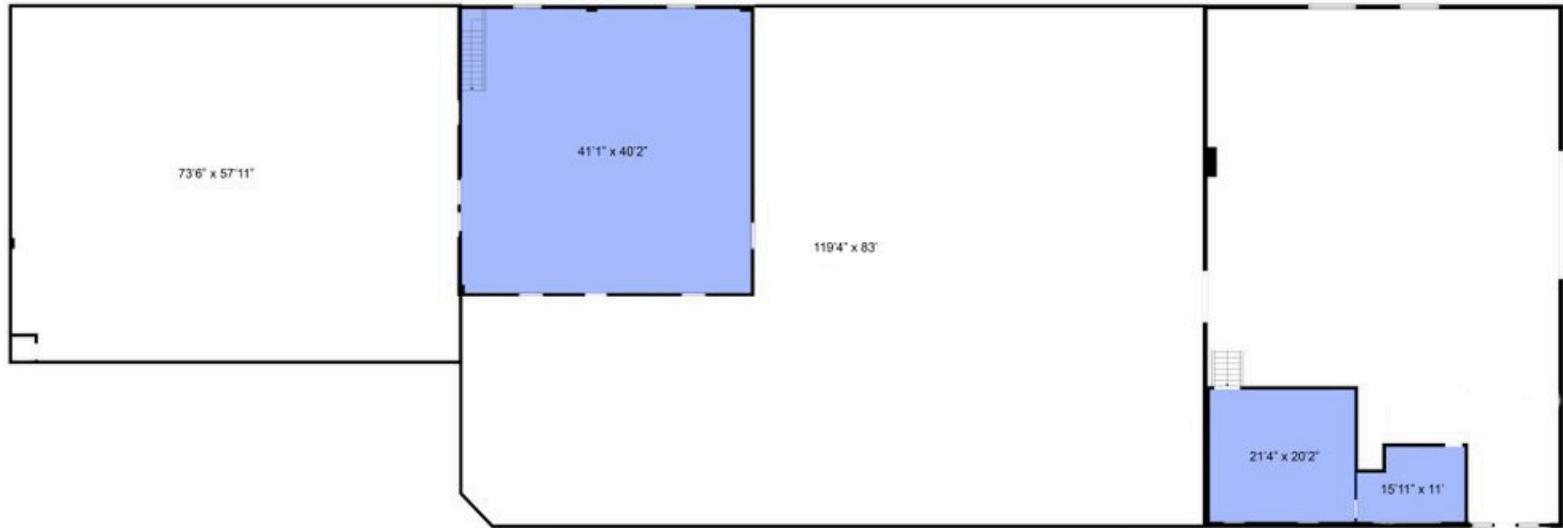
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# FLOOR PLAN LAYOUT



First Floor



Second Floor