

WEST SIDE INDUSTRIAL FOR LEASE

1916 SHELDON AVENUE

PROPERTY HIGHLIGHTS

- Warehouse with 2-story office.
- 1st floor includes reception, retail area, restroom, storage and break room with direct access to warehouse.
- 2nd level features two hard-walled offices, large open space and break area.
- Fenced Storage Yard.



EXCELLENT WESTSIDE LOCATION • EASY ACCESS TO HWY 24 & 21ST ST.



DETAILS

- LEASE RATE: \$10.00/SF + NNN
NNN: Est. \$2.75/SF
- 3,216 SF BUILDING
- 6,000-9,000 SF FENCED & SECURED YARD
- BUILT 1995
- ZONED: M1 (LIGHT INDUSTRIAL)
- ONE ROLL-UP DOOR

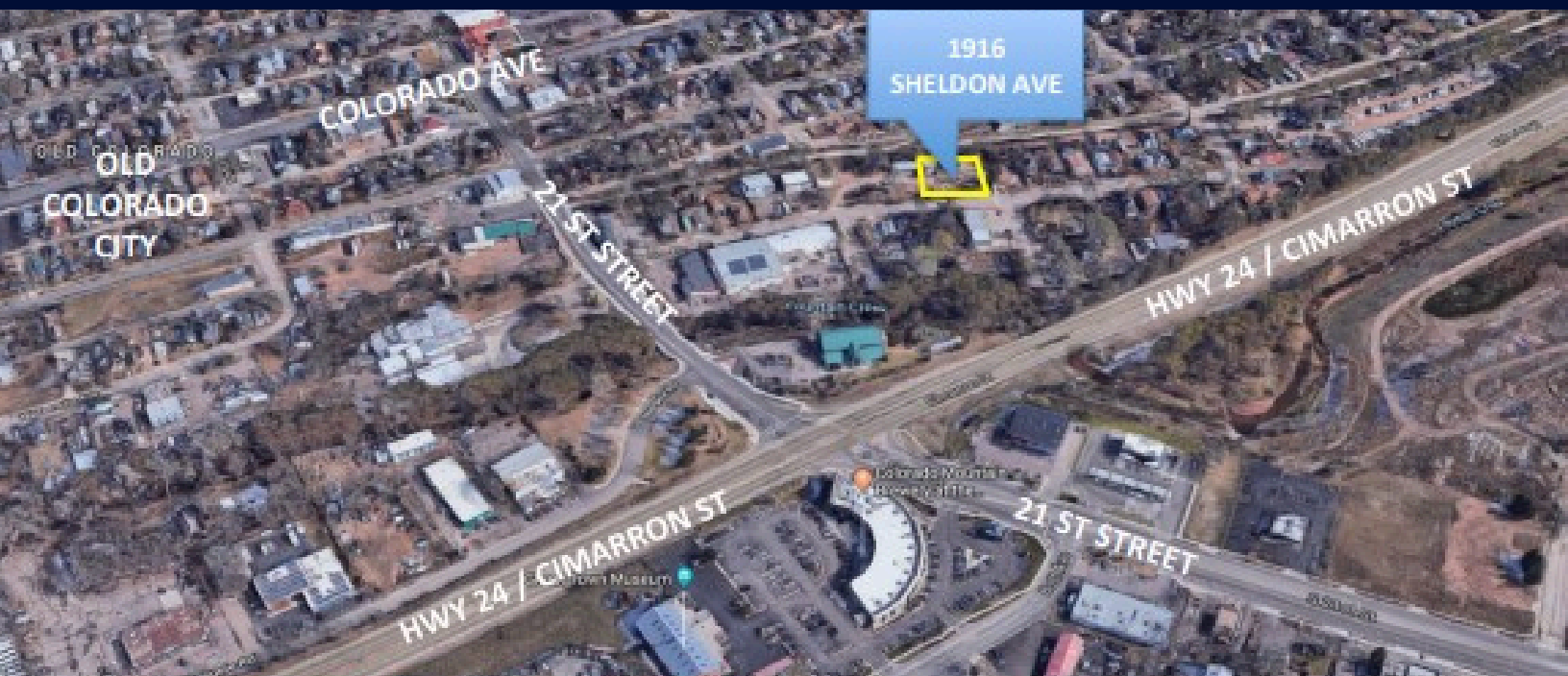
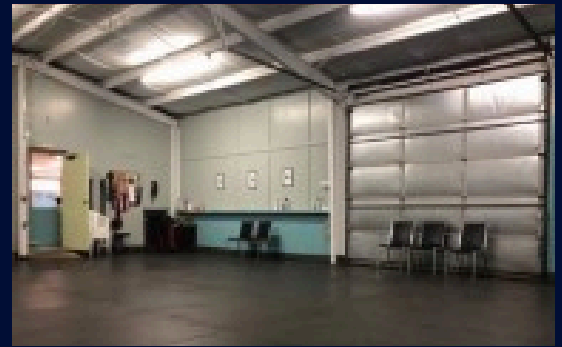
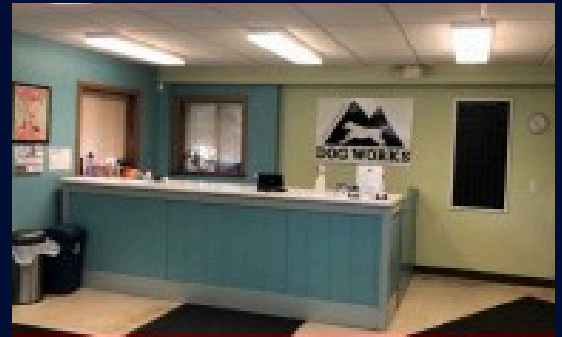


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