

FOR LEASE

2189 EASTMAN AVE | SUITE C



2189 EASTMAN
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OFFICE / R&D AND HVAC MANUFACTURING

km Kidder
Mathews

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PROPERTY OVERVIEW

BUILDING AREA	10,846 SF
WAREHOUSE SF	8,100 SF
COVERED STORAGE	1,245 SF
COVERED LOADING	1,501 SF
LEASE RATE	\$0.80/SF/NNN* (Year 1) (*\$0.22/SF/Mo NNN)
ROLL UP DOOR	1 (10' x 10')
OCCUPANCY	Available now
CLEAR HEIGHT	24'
PARKING SPACES	17

PROPERTY HIGHLIGHTS

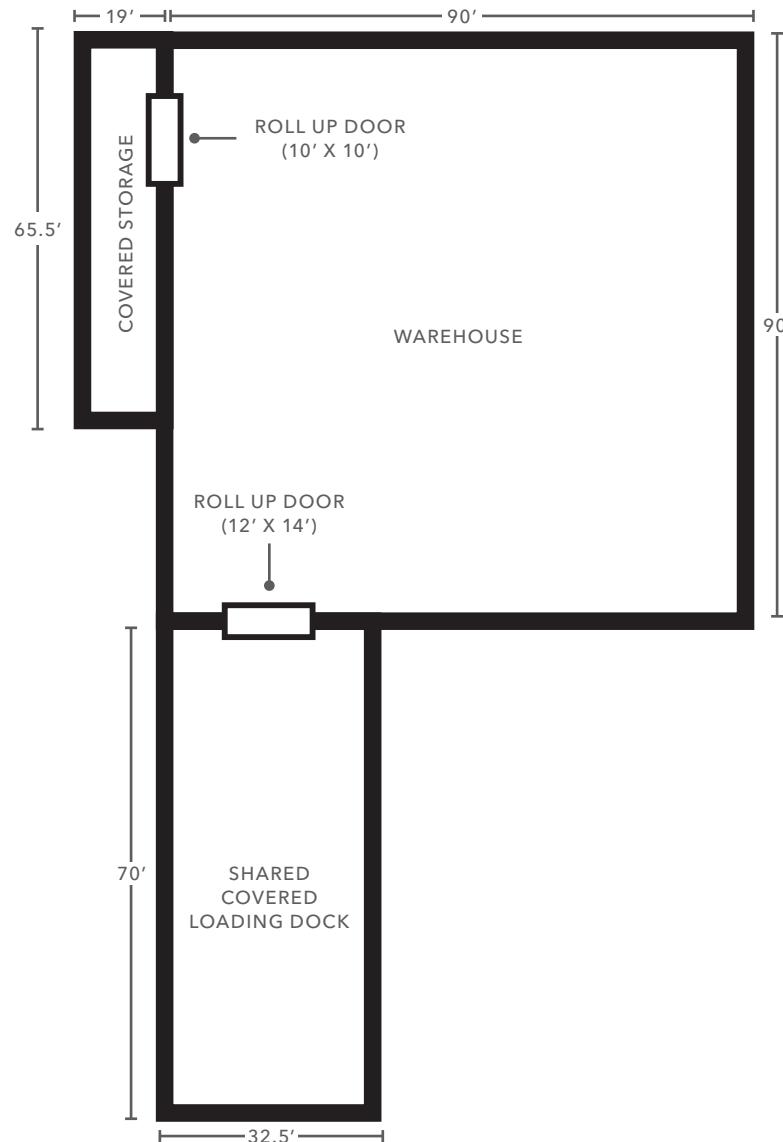
Dock-high loading

Ceilings can be raised to 24' clear height

Potential to build bathroom

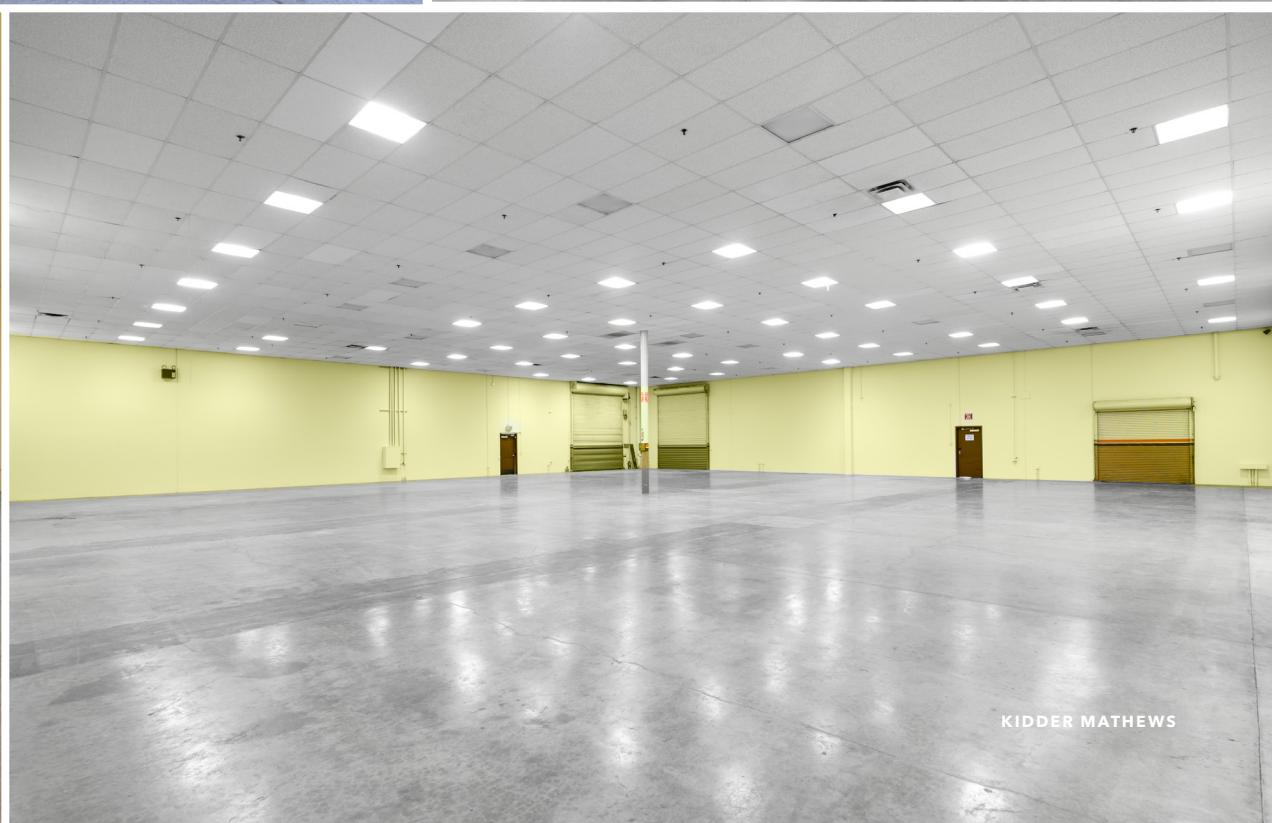


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*Not to scale

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AVAILABLE FOR LEASE

KIDDER MATHEWS

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DRIVE TIME MAP

30 MIN DRIVE 60 MIN DRIVE 90 MIN DRIVE





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*For more information on
this property, please contact*

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