

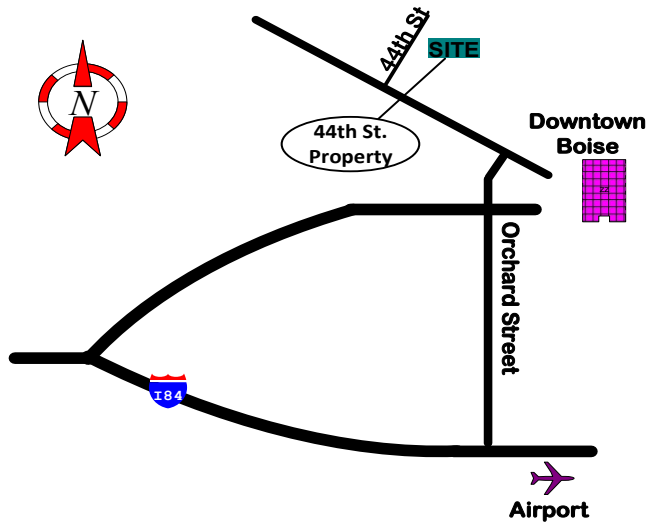
# 44th Street

1,000—2,000 SF Warehouse Space

Security Deposit = one month rent including NNN

Power, Gas, Trash and Phone paid by Tenant  
\$1,000,000 Liability Insurance Required

3 year minimum lease term



# Available Spaces

## 615 E 44th #12 & 13

- 2,000 sf
- \$2,000 Monthly Rent
- \$402.00 Monthly NNN

## 615 E. 44th #6

- 1,000sf
- \$1,100 Monthly Rent
- \$201.00 Monthly NNN



# Features

- 12'x12' Overhead door
- Gas Furnace
- Fully Insulated
- Three Phase Power
- Concrete Floor
- Metal building with steel construction
- Zoned C-2



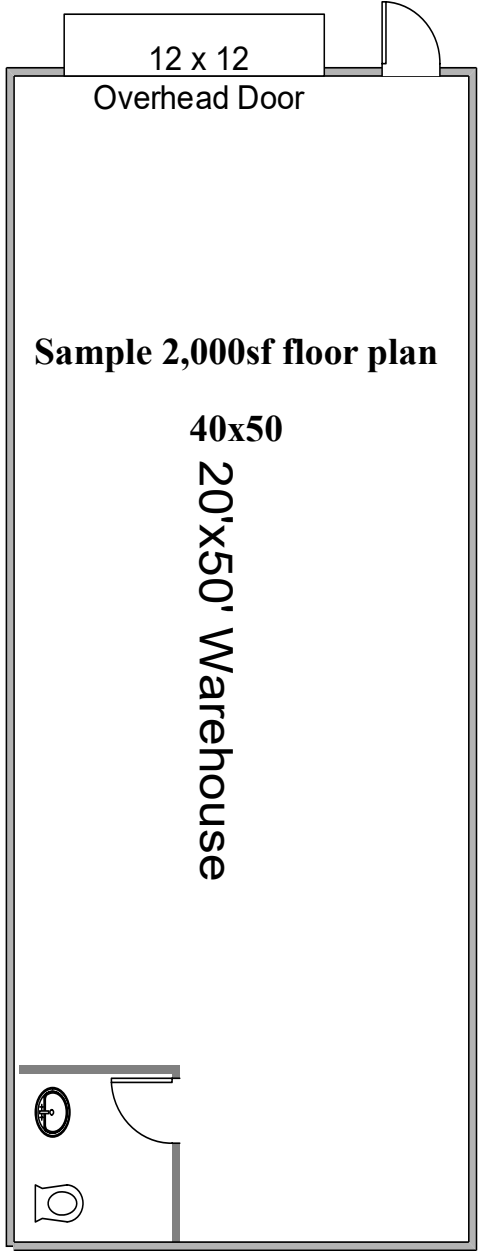
Contact:

**Tim Graver CCIM, CPM**

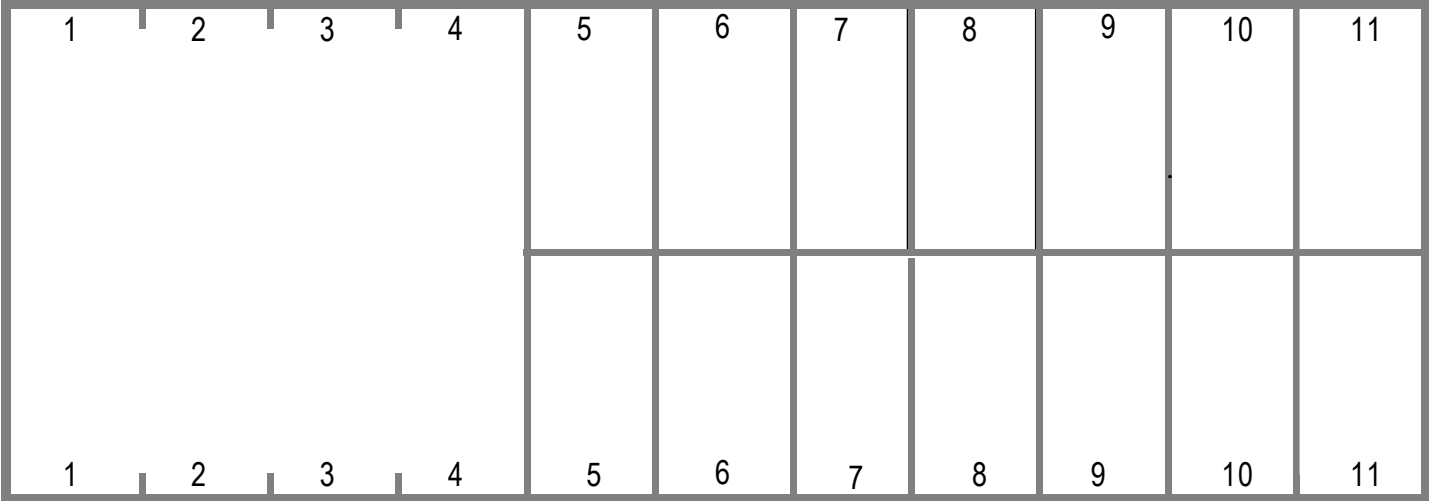
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Information is deemed reliable, but is not guaranteed and may be changed.

Property Managed/FAM-44th Street/Available Brochures/FAMCO Summary.pub

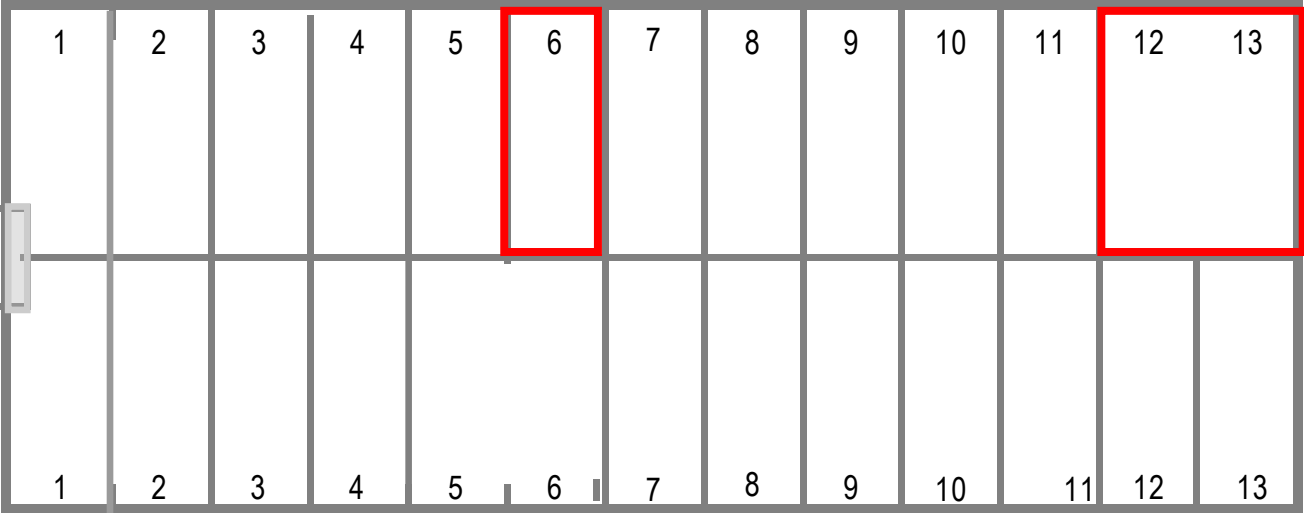


**703 E. 44th**



**701 E. 44th** Total square feet = 27,500; Exterior dimensions = 100 ft. by 275 ft.  
Interior height = 13-17 ft. Unit size = 25 ft. by 50 ft. (1,250 sq. ft.)

**615 E. 44th**



**611 E. 44th** Total square feet = 26,000; Exterior dimensions = 100 ft. by 260 ft.  
Interior height = 13-17 ft. Unit size = 20 ft. by 50 ft. (1,000 sq. ft.)