



COMMERCIAL REAL ESTATE

2103 WEST FERRY WAY PROPERTY BRIEF



DESCRIPTION: OFFICE/MANUFACTURING FACILITY LOCATED IN A HUB ZONE. BUILDING IS DSS (DEFENSE SECURITY SERVICE) CLEARED AND SMDC READY. FACILITY IS HEATED AND COOLED THROUGHOUT. WAREHOUSE HAS ONE STANDARD TRUCK HEIGHT LOADING DOCK AND ONE DRIVE IN DOOR. NEW CONCRETE PARKING LOT DESIGNED TO WITHSTAND HEAVY VEHICLES. WILLING TO SPLIT AND LEASE HALF TO RIGHT TENANT.

LOCATION: MEMORIAL PARKWAY, WEST ON DRAKE AVENUE, LEFT ON LEEMAN FERRY ROAD, THIRD STREET ON RIGHT IS WEST FERRY WAY.

PARKING: 20 SPACES (+/-)

TERM: 36 – 60+ MONTH LEASE TERM PREFERRED

BUILDING SIZE: 12,060 SQ. FT. (+/-) 6,030 – 12,060 Sq. Ft. (+/-)

AVAILABLE LAND SIZE: .57 ACRES OR 200' X 125' X 200' X 125' (+/-)

ZONING: HEAVY INDUSTRY

FLOORPLAN: SEE REVERSE SIDE

SALE PRICE: CALL FOR PRICE

CONTACT: JAMES FLATT ♦ 256-536-7777 (OFFICE) ♦ 256-655-4890 (CELL)

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RUSSRUSSELL.COM.

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2103 West Ferry Way Floorplan

