



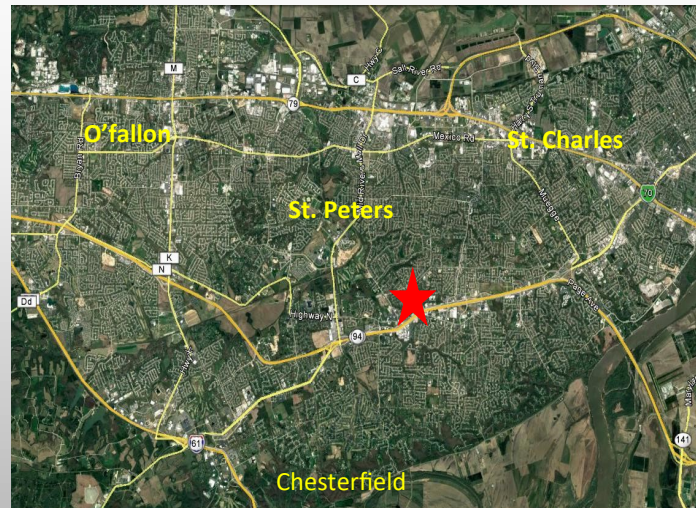
OFFICE / WAREHOUSE SPACE

- 5,400 s/f (All masonry building)
- 3,300 s/f Professional office finish
- (13) private offices
- Conference room
- 2,100 s/f Warehouse
- Drive in door (12')
- Potential (2) tenant building
- Additional 3,300 s/f basement area with side walkout, could be used as storage or possible additional office area
- 22 Parking spaces
- Excellent building for end-user
- Easy/quick access to major highways (364, 70 & 40)

Asking Sale Price- \$450,000

Asking Lease Rate

- Entire building \$4,000 per month (Gross)
- 3,300 s/f Office space \$3,000 per month (Gross)
- 2,100 s/f Office / warehouse space \$2,100 Per month (Gross)
- *Tenant(s) to pay for all utility usage*



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