



## MIXED USED DEVELOPMENT

### One of seven properties in the Flats South Innovation District

#### Property Highlights

- 39,353 SF available on two stories
- Access via W. 3rd St to Canal Rd and West 25th
- Walking path to Progressive Field and Quicken Loans Arena
- Ample parking available
- Minutes from I-77, I-480, I-71 & I-90

#### Building Features

- Built in 1980
- Construction Type: Concrete
- Exterior Type: Brick/Wood
- Four (4) exterior docks
- 2.27 acres of land

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## Property Photos



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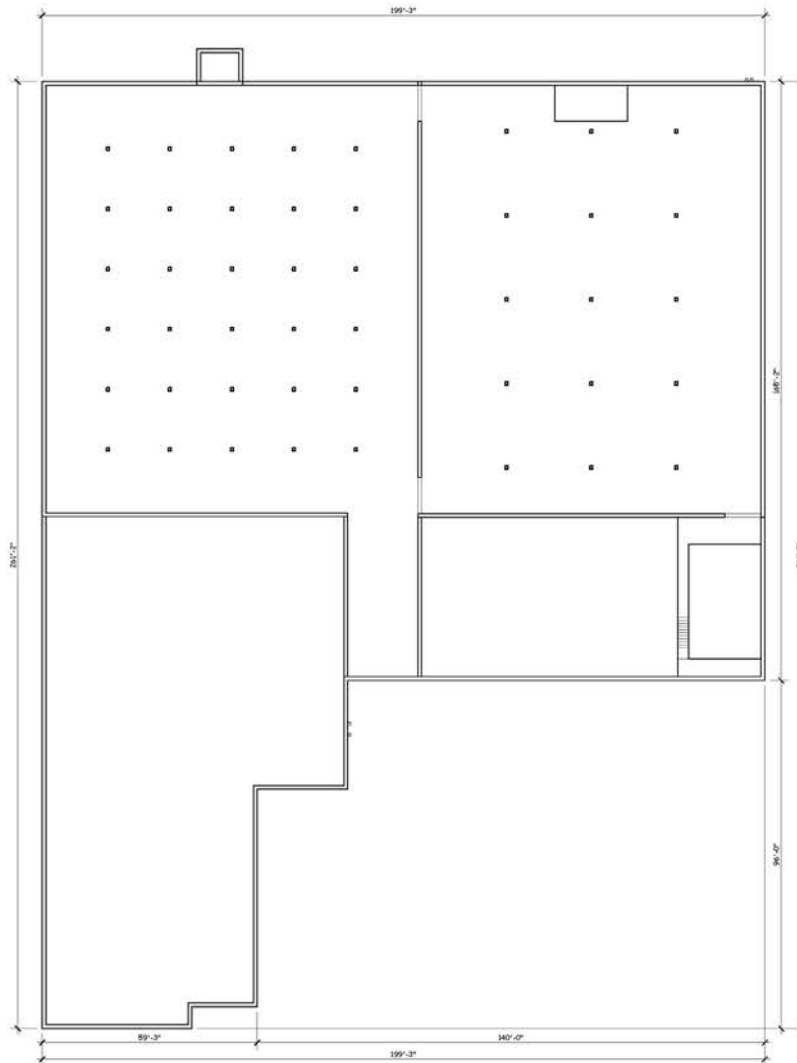
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**Floor Plan**

**FLATS PROPERTIES BUILDING SURVEY - 1900 - 1960 W 3rd**



**1900 - 1960 W 3rd**

SQUARE FOOTAGE: 39,353 S.F.  
 PARCEL # 101-30-007  
 STORIES: 2  
 CEILING HEIGHT: 14'-0"  
 COLUMN SPACING: -  
 DRIVE INS: 7 - 10'-0" W x 12'-0" H  
 LOADING DOCKS: 4 EXT  
 POWER: -  
 DAMAGE TO EXISTING SECOND FLOOR  
 STRUCTURE DUE TO EXCESSIVE ROOF LEAKING.

**BUILDING FLOOR PLAN**

1/16" = 1'-0"



