

FOR LEASE

INDUSTRIAL SPACE 1,825 SF

Center unit industrial space available. 1,825 SF of warehouse, (1) bath, (2) 12x12 DID's. \$1,100/mo. gross (includes taxes, insurance, CAM & water). Tenant responsible for \$30/mo. scavenger plus gas and electric. Ideal for contractors, landscapers, small trades, etc. Available 9/1/17.

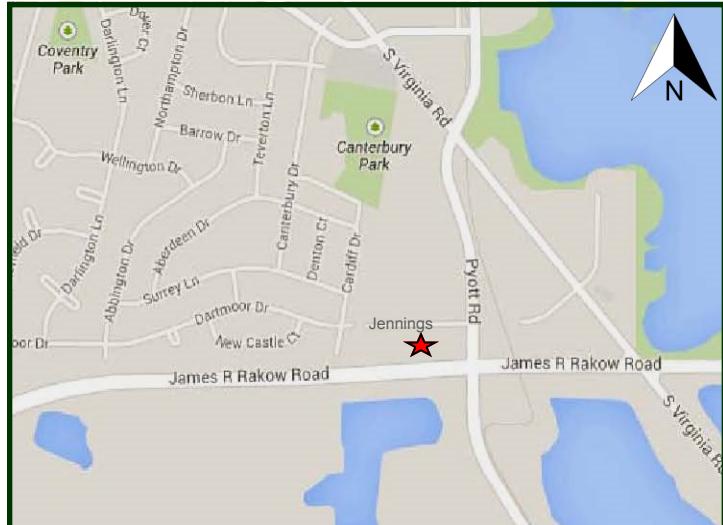


PROPERTY SPECIFICATIONS

Description:	Industrial Unit
Year Built:	1993
Building Size:	20,860 SF
Office:	None
HVAC System:	Ceiling hung gas heat
Power:	200 amp, single phase
Sprinklered:	No
Floor Drains:	No
Ceiling Height:	14' clear
Parking:	Common
Washroom (s):	1
Drive-in-Door:	(2) 12'x12'
Sewer: City	Water: Well
Possession:	9/1/17
Zoning:	M-1
Real Estate Taxes:	Included
CAM:	Included
Lease Term:	2 year minimum
Lease Price:	\$1,100/mo. Gross (\$7.23 psf)

LoopNet: 19871239

MLS: 09649756

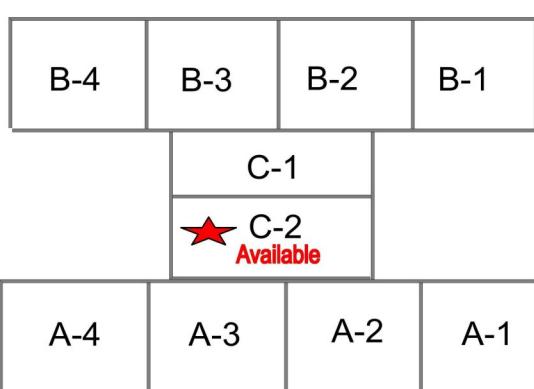
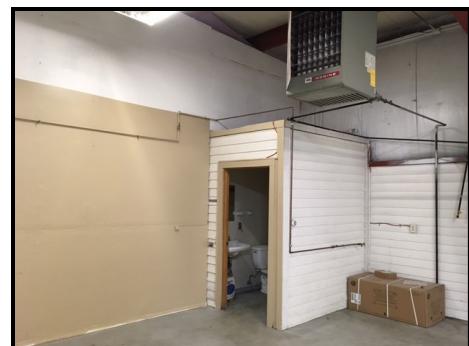
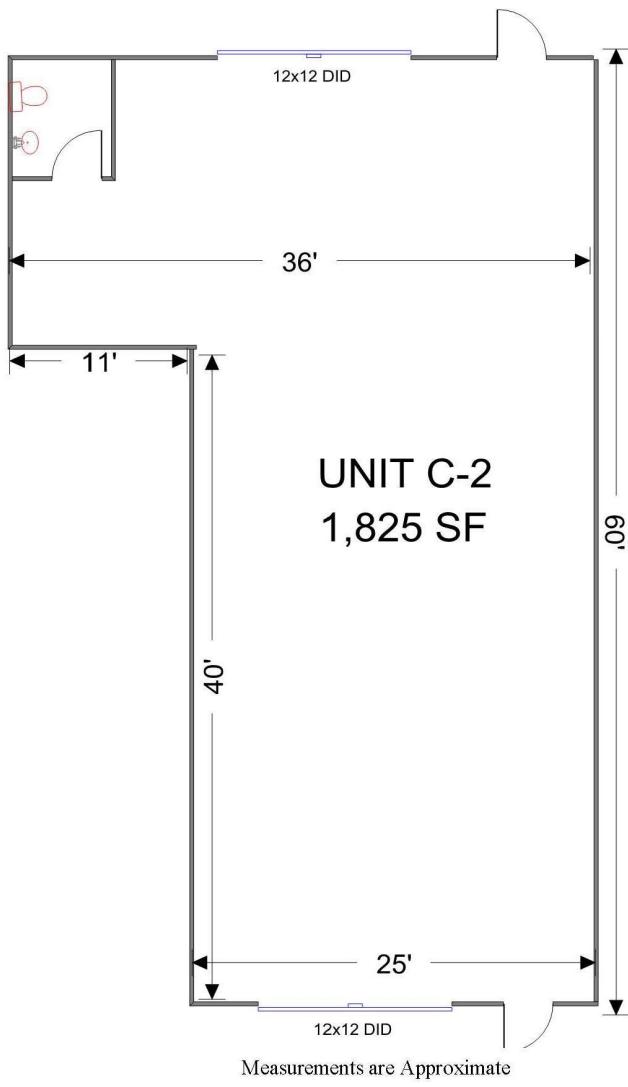


DIRECTIONS: Rakow Rd. east to Pyott, north to Jennings, west. Unit located on north side of building.

PIN: 19-08-479-011

June 6, 2017

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Jennings Drive