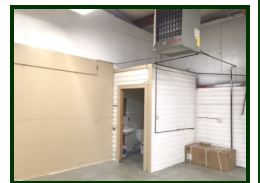
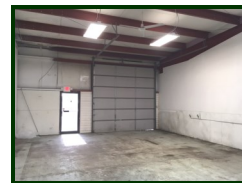


- Industrial
- Commercial
- Office
- Land
- Business

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.

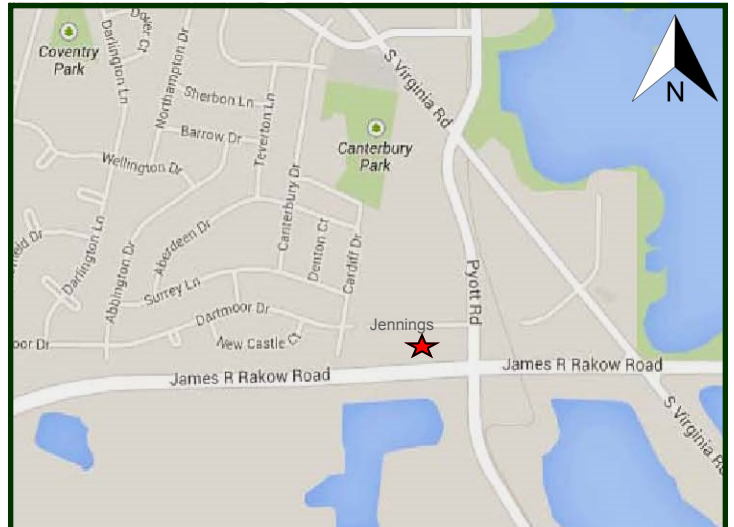


PROPERTY SPECIFICATIONS

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

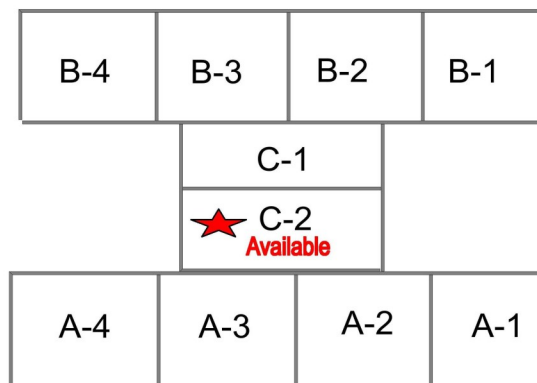
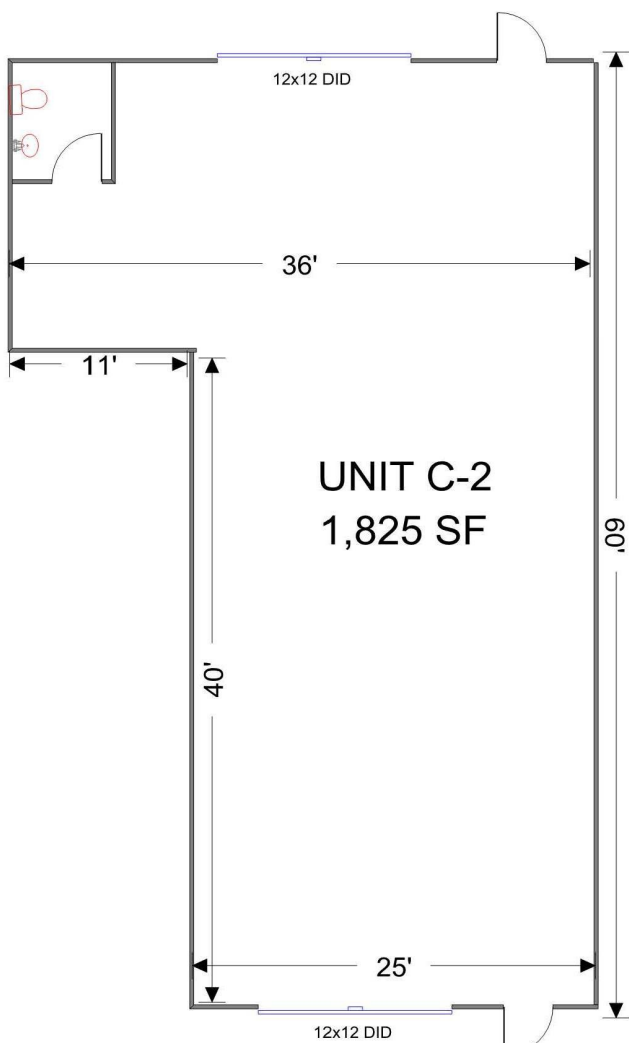
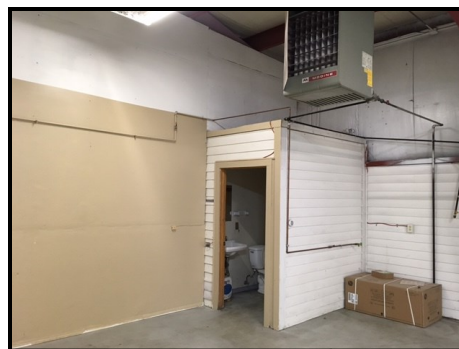


DIRECTIONS: Rakow Rd. east to Pyott, north to Jennings, west. Unit located on north side of building.

PIN: 19-08-479-011

June 6, 2017

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Jennings Drive