

AVAILABLE FOR LEASE

Industrial Building Fronting on 6th Ave with Fenced Parking & Loading (Divisible)

BROUGHT TO YOU BY GRUBER COMMERCIAL REAL ESTATE

VALIANT

BUILDING SIZE TOTAL: 36,750 SF | UNIT A: 21,750 SF | UNIT B: 15,000 SF

HIGHLIGHTS

- Option to divide space into two units
- Freestanding building
- Fenced parking lot
- Fenced loading court
- Skylights
- Temperature controlled building
- Major frontage/exposure on 6th Avenue
- Landlord will Demo & Customize Office!

LEASE PRICE: NEGOTIABLE





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PROPERTY DETAILS

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LEASE PRICE: Negotiable

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BUILDING SIZE: 36,750 SF (Divisible)



SITE SIZE: 106,816 SF (2.45 acres)



OFFICE SIZE: Based on Tenant Needs



ZONING: I-MX-3





Masonry

LOADING: **5 dock high doors, 1 oversized interior dock door**

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ESTIMATED NNN (2024): **\$4.50/SF**

CONSTRUCTION TYPE:

INTERIOR IMAGES

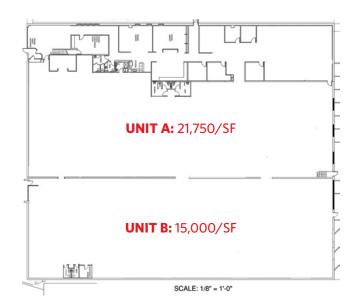




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SUGGESTED OFFICE FLOOR PLAN



SURVEY

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. ABD70852541 - SCHEDULE A:	8		1	484	8			CDDE
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Russell Gruber

Industrial Specialist / Owner

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- grubercommercial.com



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