

FOR LEASE

PROPERTY SUMMARY

This ±24,000 SF warehouse at 3447 Armour Avenue is available for lease. The building is 200 feet wide by 120 feet deep. In 2010, the owner built ±3,600 SF of offices, which function very well. The office is 2 stories, so it doesn't take up too much of the warehouse footprint.

Current zoning, according to the city's GIS system, is I-1. There is 3-phase power with 400 amp 240 volt service. There are 2 dock high doors and ground level doors for drive-in access. There is additional outside storage that is fenced, which could also be used to expand the warehouse, if that is needed down the road. Eave height is approximately 18 feet.

The rent quoted is "as is," but the landlord would be willing to make improvements such as repair/replace shell, overlay asphalt, upgrade warehouse lighting, etc. at an agreed upon premium.

BUILDING SIZE

- ±24,000 SF

EAVE HEIGHT

- ±18'

LAND SIZE

- ±2.75 AC

ZONING

- I-1

LEASE RATE

- \$5.25 PSF NN

POWER

- 3-Phase Power
- 400 Amp
- 240 Volt Service

DOORS

- 2 Dock High Doors
- Ground Level Doors



