



FOR
LEASE

Building/Property Features

- Available September 1st
- 3,960 Total SF (641 SF Office/3,319 SF Warehouse)
- Base Rent = \$1,650
- 2009 est oper exp are \$2.86 SF (\$944 / mo)
- Total monthly is \$2,597 + utilities
- 14' Ceiling Height
- Dock w/ 8*12 OH Door
- Close to 494 of Hwy 55
- Monitored Fire Sprinkler System
- 208 Volt – 200 Amp – 3 Phase

Available

West on Highway 55 from 494, Left on Niagara Lane North, Turn Left on 28th Avenue North



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Floor Plan

