

FOR LEASE

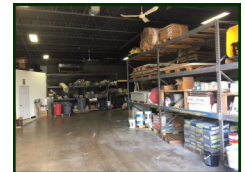
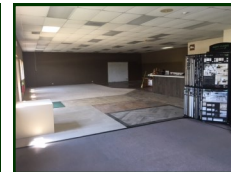
Showroom/Warehouse 5,000 SF

Price has been reduced on this 5,000 SF retail showroom/warehouse space for lease on busy Three Oaks Road with visibility from Route 14. 2,520 SF showroom and 2,480 SF warehouse with 15' ceilings, 12x12 DID, rare truck dock and floor drain. Zoned B2 for retail uses. Former flooring business. Owner has retired. Space is part of a larger multi-tenant building next to Aldi. Visit Premier Commercial Realty website to see more listings.

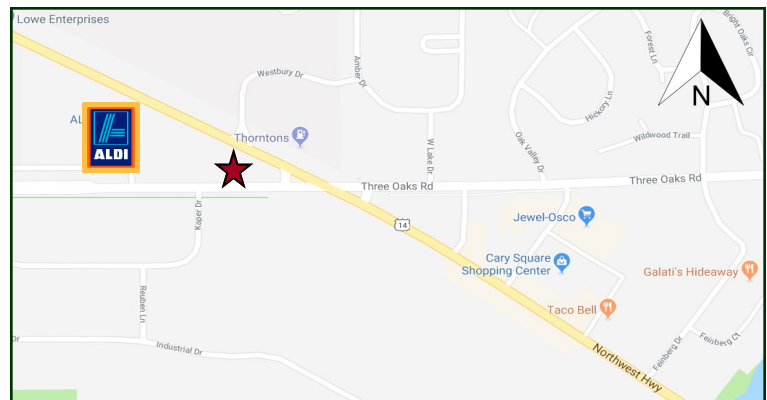
MLS: 10039503

PROPERTY SPECIFICATIONS

Description:	Showroom/Warehouse Space
Building Size:	11,560 SF
Land Size:	1.22 Acres
Year Built:	1985
HVAC System:	GFA/ Central Air
Electric:	200 amp 3 phase
Sprinklered:	No
Washrooms:	1
DID:	1 (12x12) w/ opener
Ceiling Height:	9' Showroom/ 15' Warehouse
Possession:	Negotiable
Parking:	25 Shared
Sewer: Septic	Water: City
Zoning:	B2
Real Estate Taxes:	Included in Rent
CAM:	Included in Rent
Lease Term:	3-5 Years
Lease Price	\$11.88 psf gross (\$4,950/mo.)
PRICE REDUCED	\$10.80 psf gross (\$4,500/mo.)
Sale Price:	STO



Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$91,703	\$93,499	\$89,800
Population	7,261	36,702	115,024
TRAFFIC COUNTS: 12,200 vehicles per day			



Directions: Route 14 to 3 Oaks. East to first building over tracks next to Aldi.

PIN: 19-11-200-049

December 7, 2018

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