

1324 Coldwell Avenue



Uses Recreational, Warehousing, Distribution

Building Size ±109,000 SF

Minimum Divisible ±8,200 SF

Clear Height 18'

Power Heavy 800a/277-480v 3 phase

Parking 80+

Zoning M-1

Improvements Upgrades planned by new ownership

CENTERRA
P r o p e r t i e s

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Leasing Information

Term	Type	Rate	TI's	Availability
NEG	Mod Gross	0.40-0.50/FT	NEG	Available



1324 Coldwell Avenue

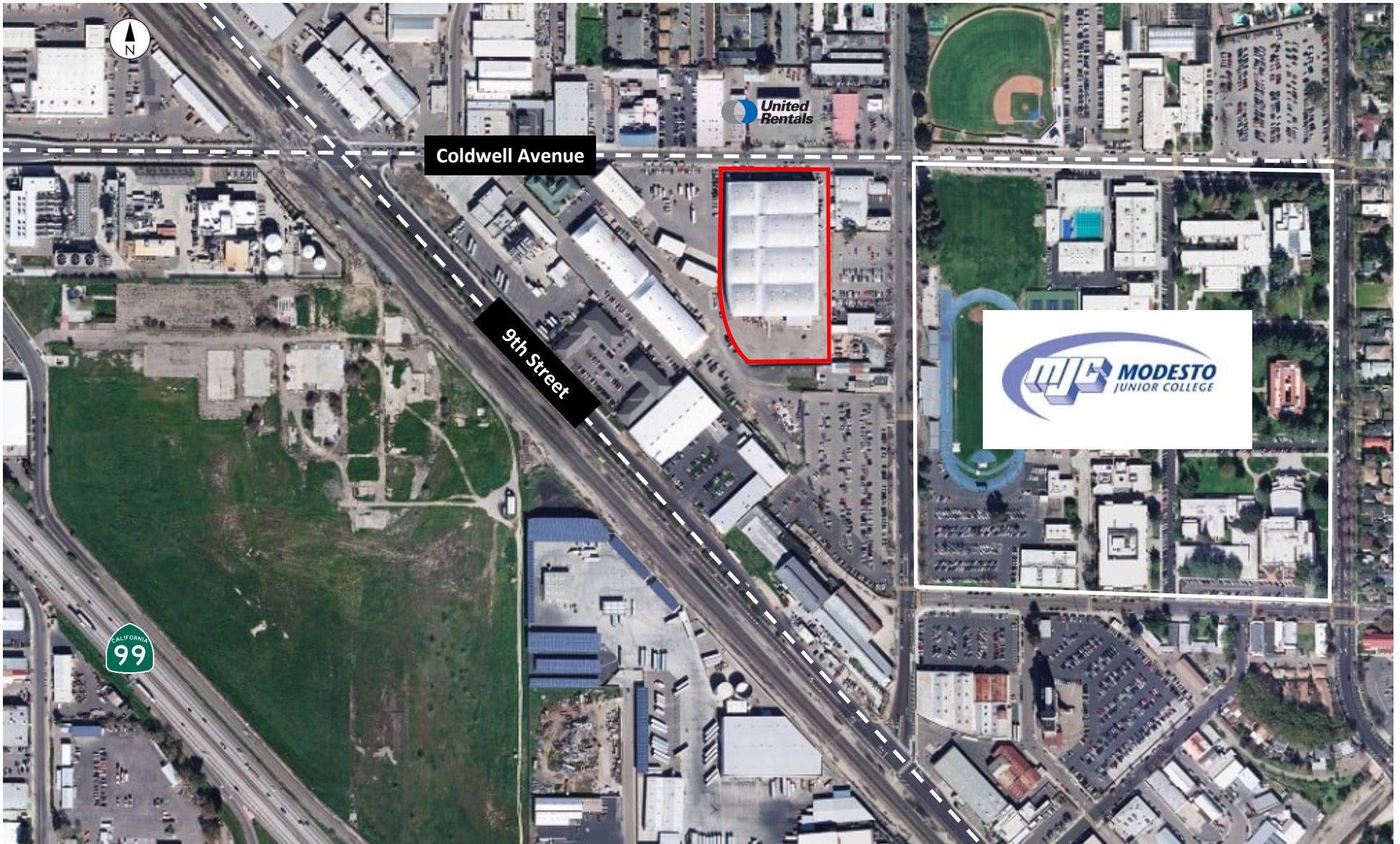
CENTERRA
Properties

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Properties

Aerial View



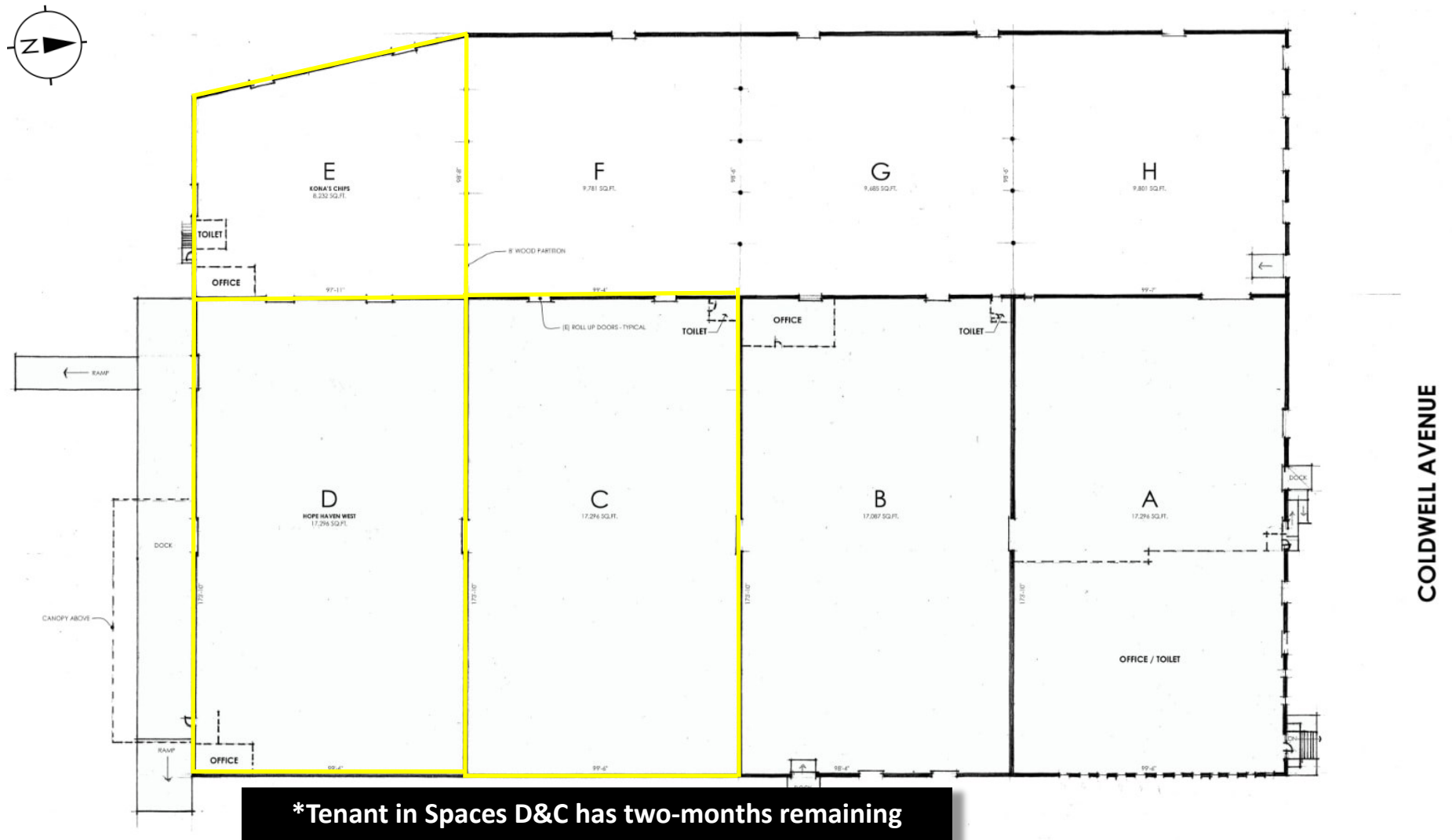
1324 Coldwell Avenue

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Occupied*

Available

FLOOR PLAN

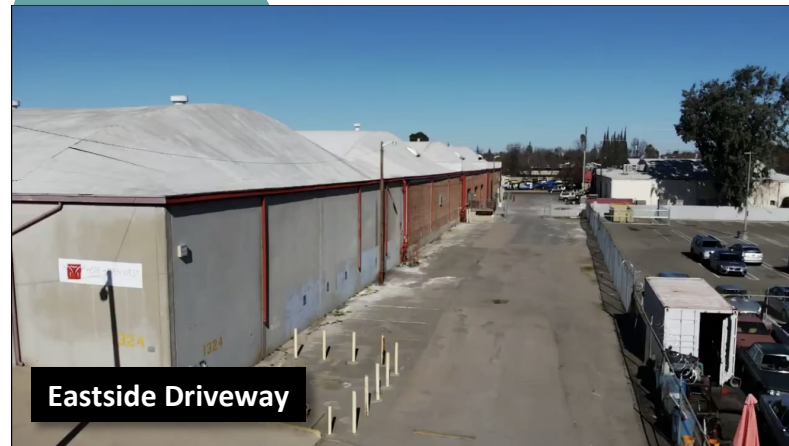




9,800 SF Bay



17,300 SF Bay



Eastside Driveway

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SPACE D

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