

# Commercial Lease Opportunity

## Property Overview

Multiple metal-constructed commercial buildings available for lease with excellent visibility and convenient access to major transportation routes. The site offers ample on-site parking and flexible leasing configurations suitable for warehouse, contractor, storage, and light industrial users.

## Available Buildings & Specifications

- Building #1 – 3,750 SF (125' x 30'): Open warehouse floor plan, two offices, two bathrooms, two overhead drive-in doors, heated. Lease Rate: \$4,375/month.
- Building #2 – 2,400 SF (80' x 30'): Clear-span warehouse space, one office, one overhead door, heated. Lease Rate: \$2,800/month.
- Building #3 – 1,144 SF total (20' x 50' plus 12' x 12'): Previously used as paint/coating shop. Ideal for storage or specialty use. Lease Rate: \$1,500/month.
- Building #4 – Individual Storage Bays: 1,000 SF per unit (25' x 40'), overhead door and man door, electric for lighting. Lease Rate: \$850/month per unit. Short-term rentals available.

## Lease Terms

- Lease terms negotiable (12–60 months preferred).
- CAM included in rent.
- Tenants responsible for utilities.
- Flexible configurations for warehouse, contractor, storage, and light industrial operations.

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For leasing information or to schedule a showing, please contact the listing broker.