



623 Southwest Street

Industrial Property **For Lease**

Presented By:

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623 SOUTHWEST STREET

INDUSTRIAL PROPERTY **FOR LEASE**

PROPERTY DESCRIPTION

This well-maintained brick warehouse is situated in a professional industrial park. The property features sprinklered warehousing, attractive showroom space, and functional office buildout ideal for a variety of users. The rear fenced area provides secure outdoor storage. Excellent curb appeal with a clean, professional appearance throughout.

PROPERTY HIGHLIGHTS

- 5 Docks, 1 Drive-In
- +/- 2,600 sf of Office/Showroom
- 19' Clear Heights
- Sprinklered
- 3 Acres

OFFERING SUMMARY

Lease Rate:	\$6.75 SF/yr (NNN)
Available SF:	20,100 SF
Lot Size:	3 Acres

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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	HI – Industrial General
Lot Size	3 Acres
Power Description	3-Phase
Building Size	20,100 SF
Number of Dock High Doors	5
Number of Drive in Bays	1
Ceiling Height	19 ft
Office Space	2,600 SF
HVAC	In Offices
Gas / Propane	Yes
Gas Description	Natural Gas Service



LEASE RATE: \$6.75 SF/YR
(NNN)

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