

**CENTURY 21  
COMMERCIAL®**

Northwest Realty

**THE LOCATION PRO**



thelocationpro.com >>> **SPEAK WITH A PRO 701.204.5022**

**± 5,685 SQ FT**

**AVAILABLE FOR LEASE**

**Annual Rent**



**\$16.00/SF \$3.84/SF NNN**

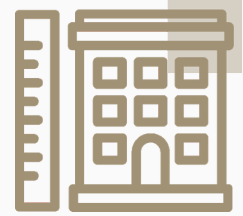
**Monthly Rent**



**\$1.33/SF \$0.32/SF NNN**

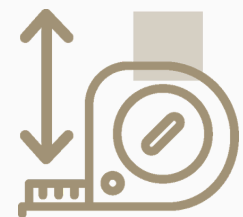


# PROPERTY FEATURES



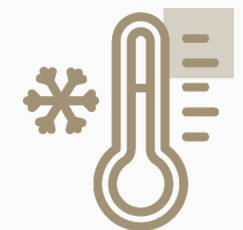
## SIZE

± 3,957 SF Office  
± 1,728 SF Warehouse



## EXISTING BUILD OUT

Renovated Office Space  
± 18 feet clear height  
warehouse



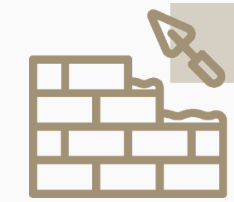
## COOLING

HVAC  
Evap Cooled Warehouse



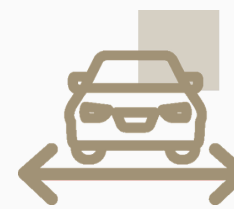
## VISIBILITY

On S 54<sup>th</sup> St  
Southgate Business Park



## BUILT

In 2000



## PARKING

Paved Parking Lot  
3.52/1,000 SF



## POWER

200a/208v 3p



## Doors

(2) 10' W x 12' H Grade-  
Level Doors

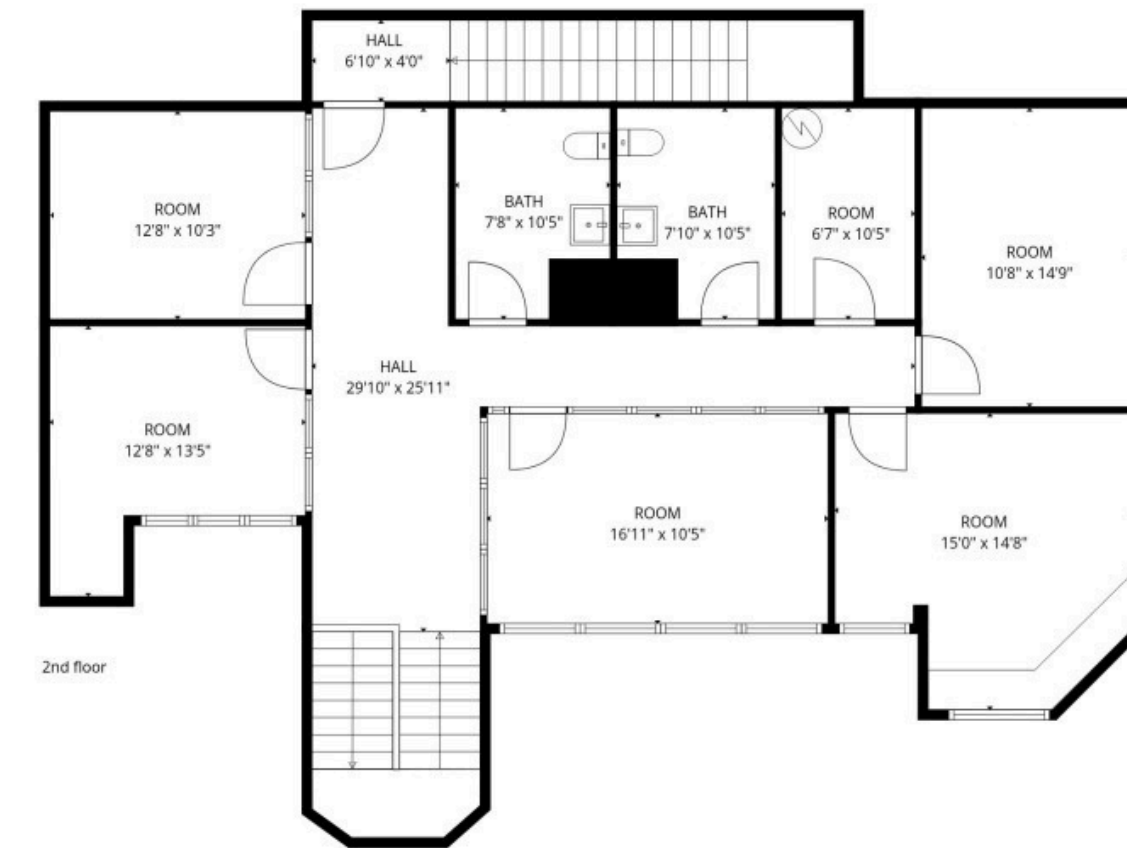
# PROPERTY FLOORPLAN



[Hyperlinks](#)

[3-D Tour](#)

[Property Website](#)



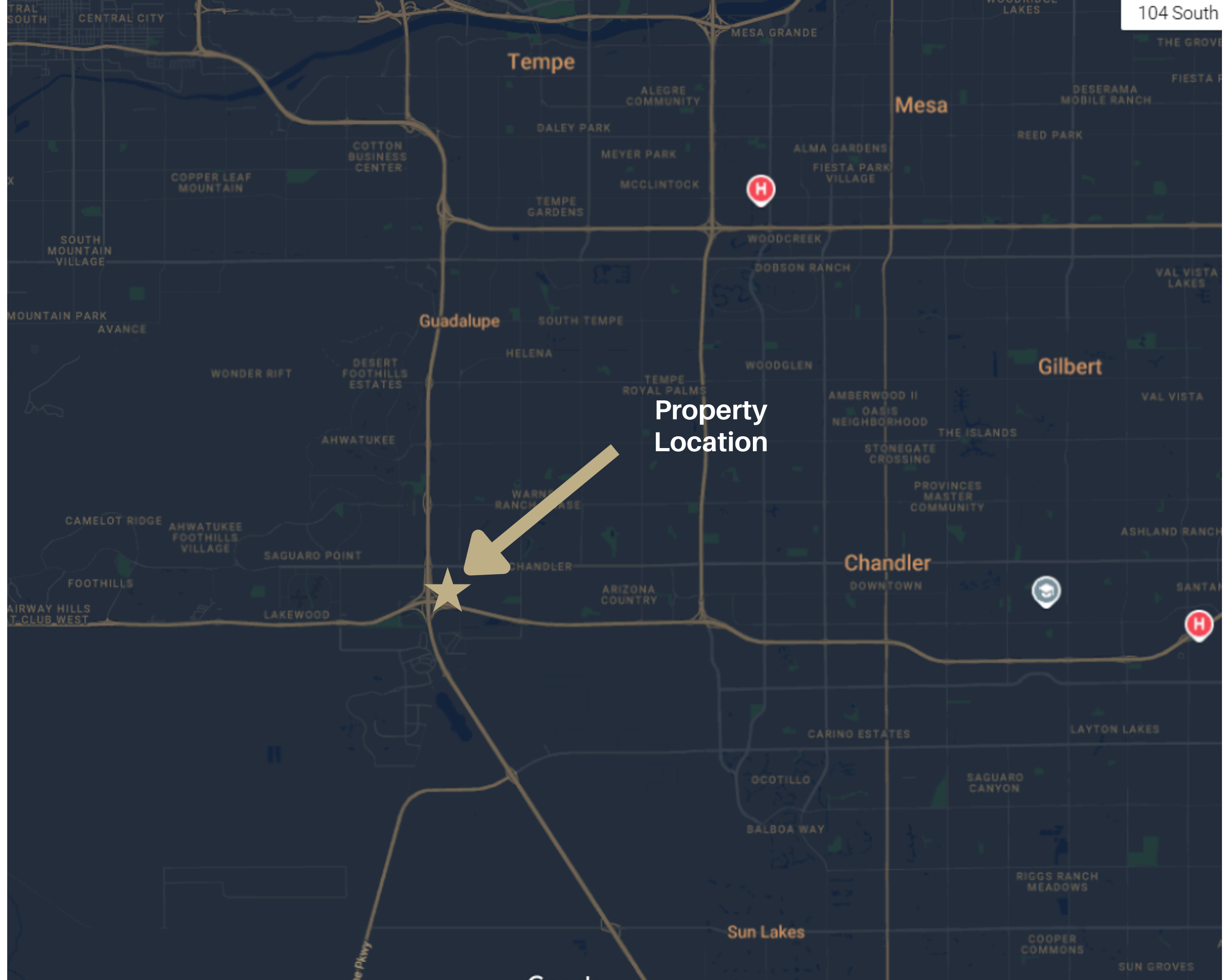
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY LOCATION



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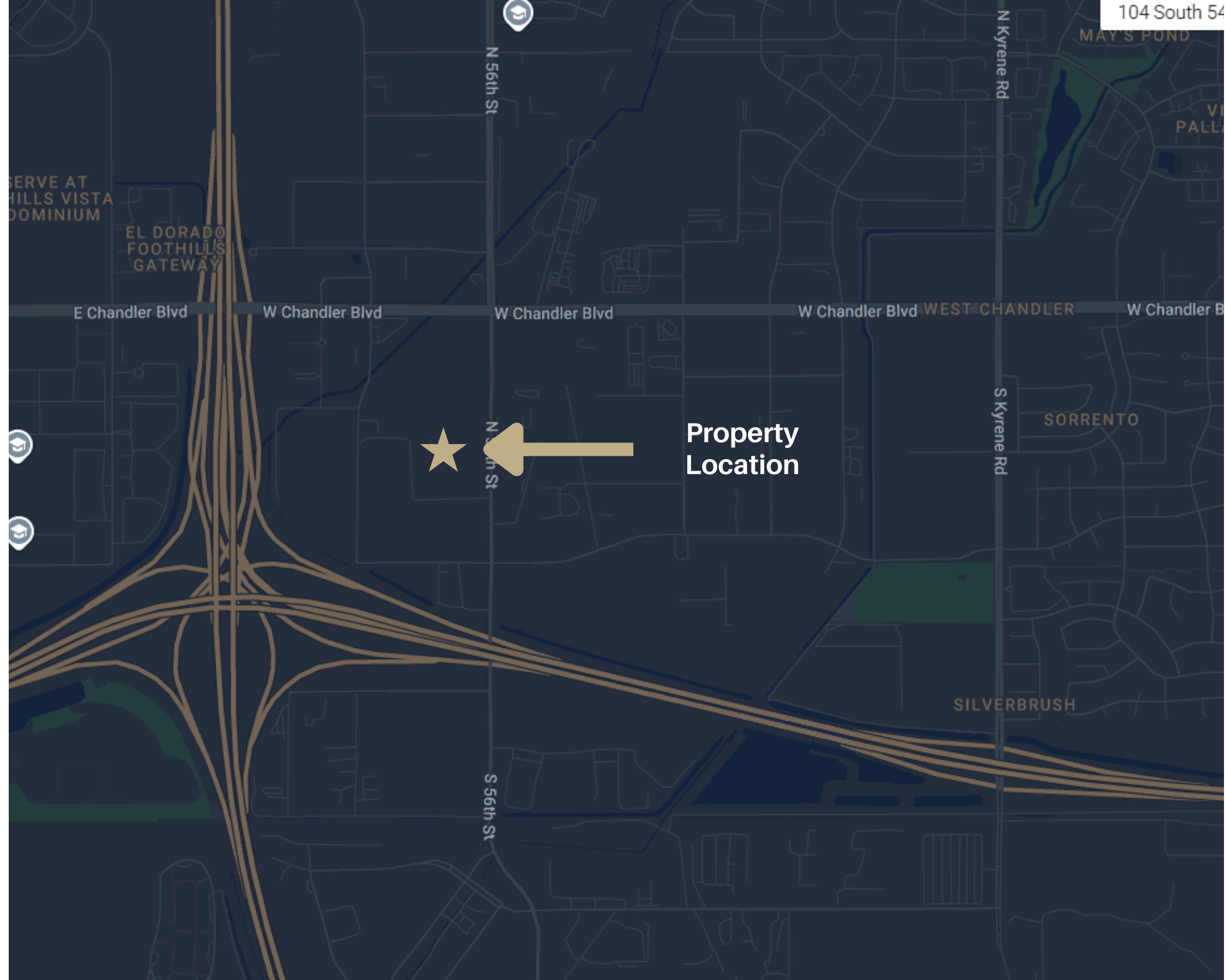
**THE LOCATION PRO**

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# PROPERTY LOCATION



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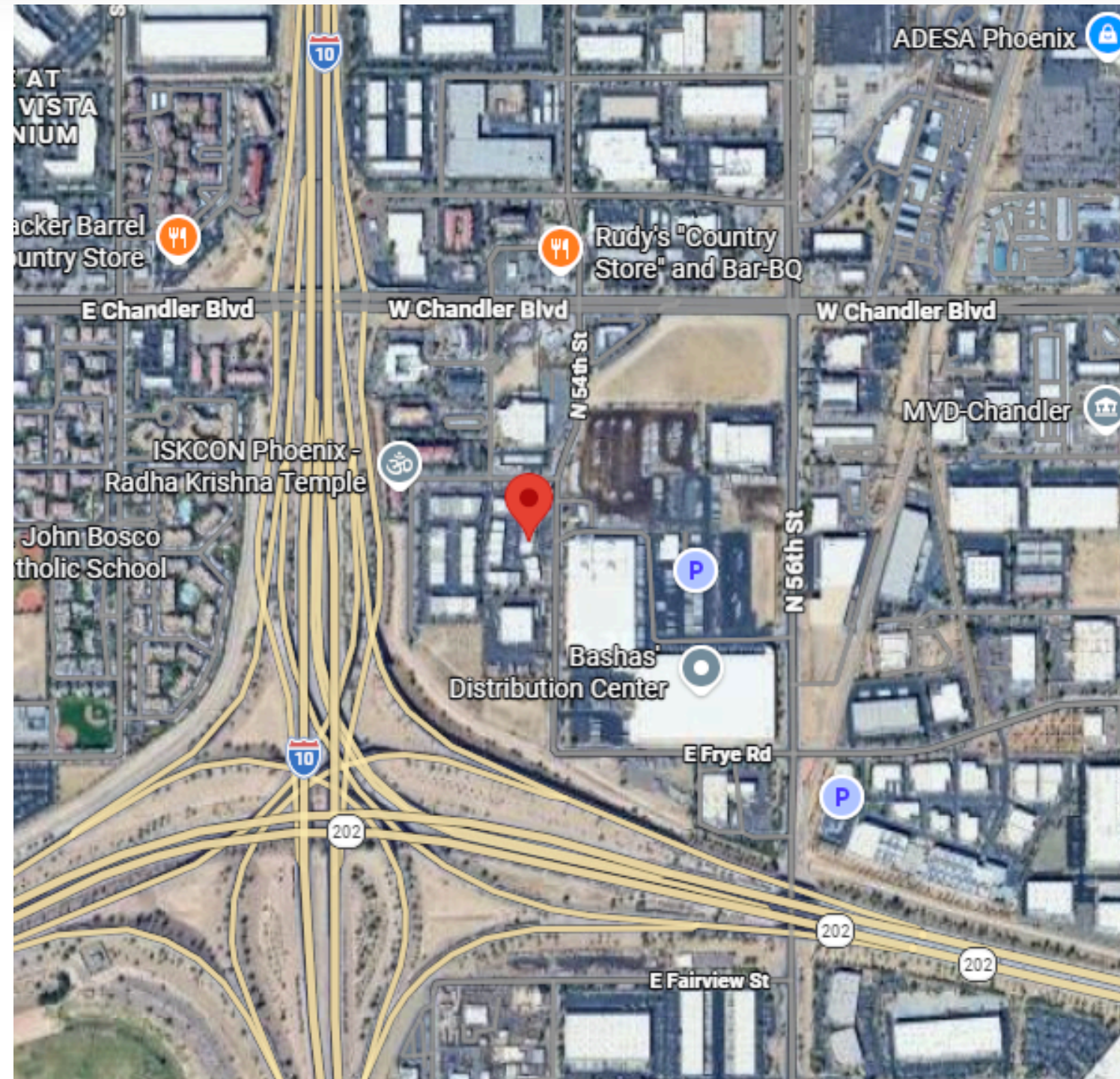
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# PROPERTY MAP



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