

FOR LEASE

WAREHOUSE/GARAGE/OFFICE SPACE
6471 S VALLEY PIKE, MT CRAWFORD

Lee & Associates
COMMERCIAL REAL ESTATE BROKERAGE



MAIN BUILDING

- 6,760 square feet with approximately 3,300 as build out office space
- 4 12'x14' motorized garage doors
- Customer parking with separate employee parking lot

REAR BUILDING

- 5,000 square feet
- 3 8'x8' loading dock doors
- Eave height 17', center height 19'6"
- Mezzanine 32'x22' with a load rating of 200lbs/sf
- Insulated with LED lighting

PROPERTY IS 1.9 ACRES, FENCED AND SITS ON ROUTE 11 AT LIGHT; ONLY .7 MILES FROM I-81 @ EXIT 240

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\$10.20/SF
NNN



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All information herein, including square footage and acreage is believed to be accurate, but not guaranteed or warranted. Any and all parties are responsible for verifying information prior to leasing or purchasing.

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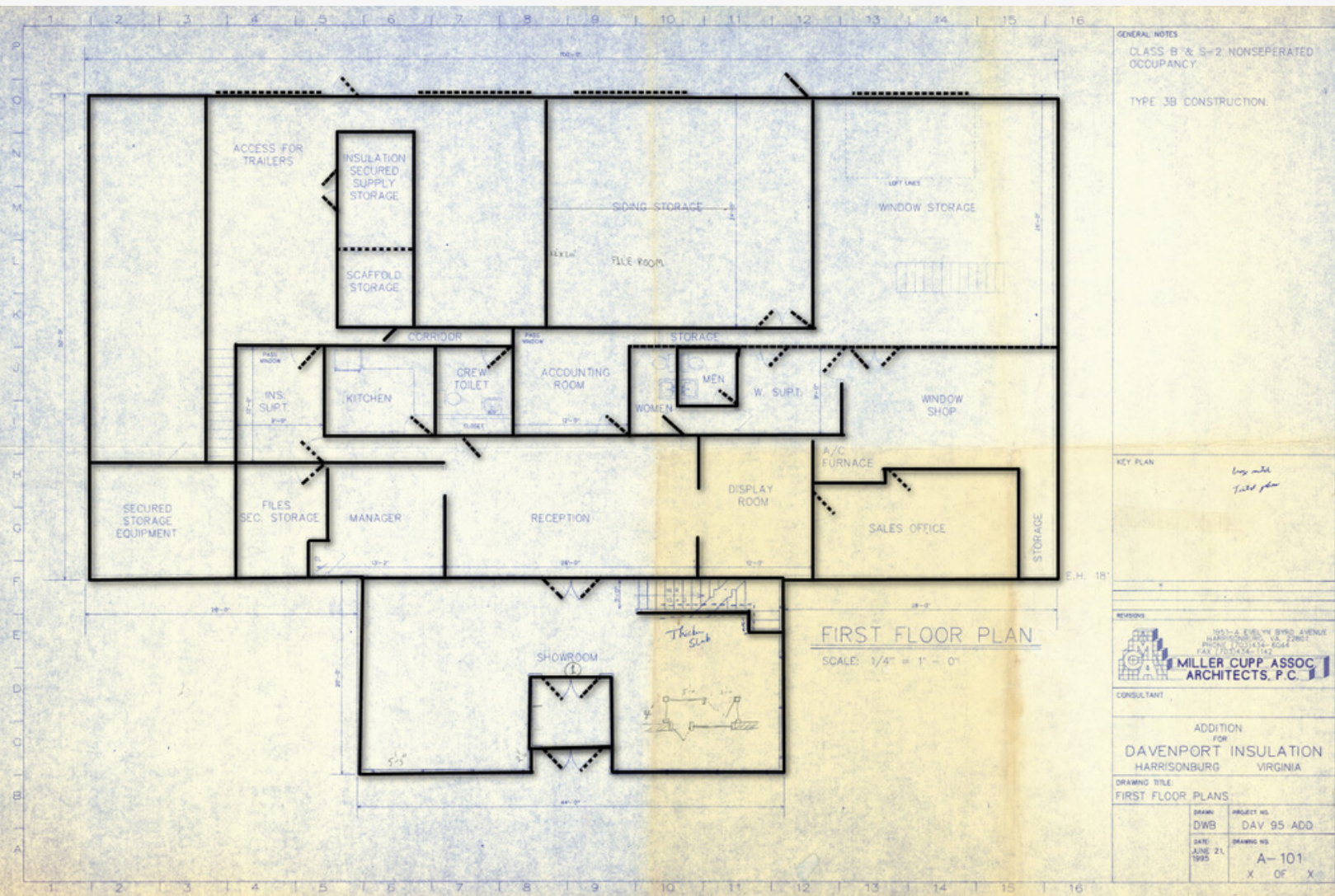
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Main Building - First Floor Layout



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