

**INDUSTRIAL**

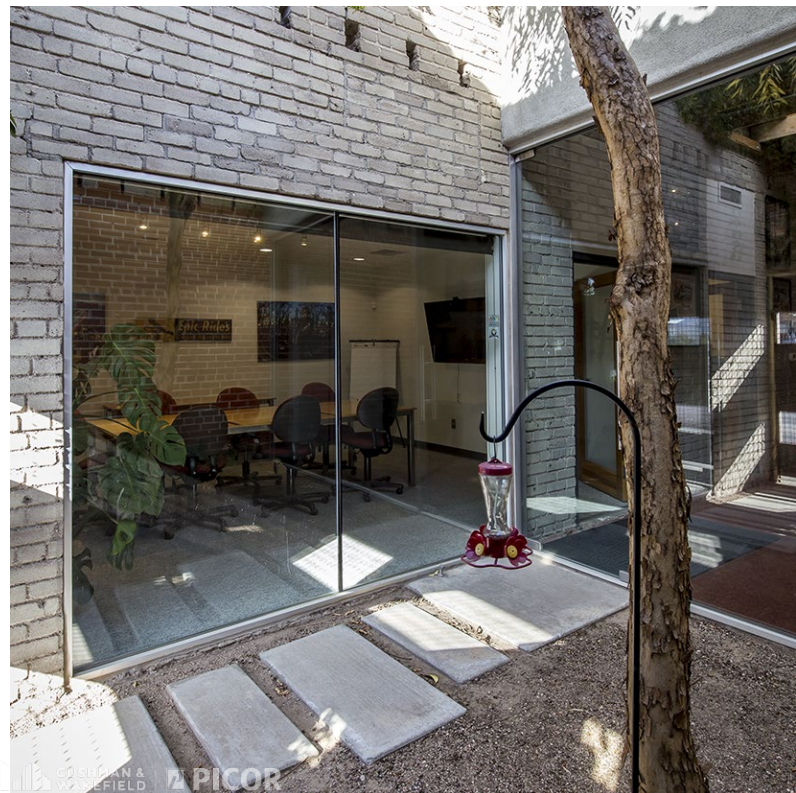

**5,252 SF (1<sup>st</sup> Floor Only) or 8,582 SF (Entire Building)**  
**Lease Rate: \$6,250 (\$1.19/SF) / Mo Gross (1<sup>st</sup> Floor Only)**  
**\$6,750 (79¢/SF) / Mo Gross (Entire Building)**

**Property Highlights**

- Close to I-10, Downtown and the U of A
- High quality, furnished office
- C-3 Zoning

**Property Details**

Office SF	2,478 SF
Warehouse SF	6,114 SF (3,350 SF on 2nd Floor)
Parcel / Lot Size	12,197 SF
Assessor Parcel No(s)	117-04-217A
Property Taxes	\$10,224.48 (2021) (\$1.19/SF)
Construction	Masonry
Loading	8'x10' Drive In
Year Built	1952
Parking	8 Surface

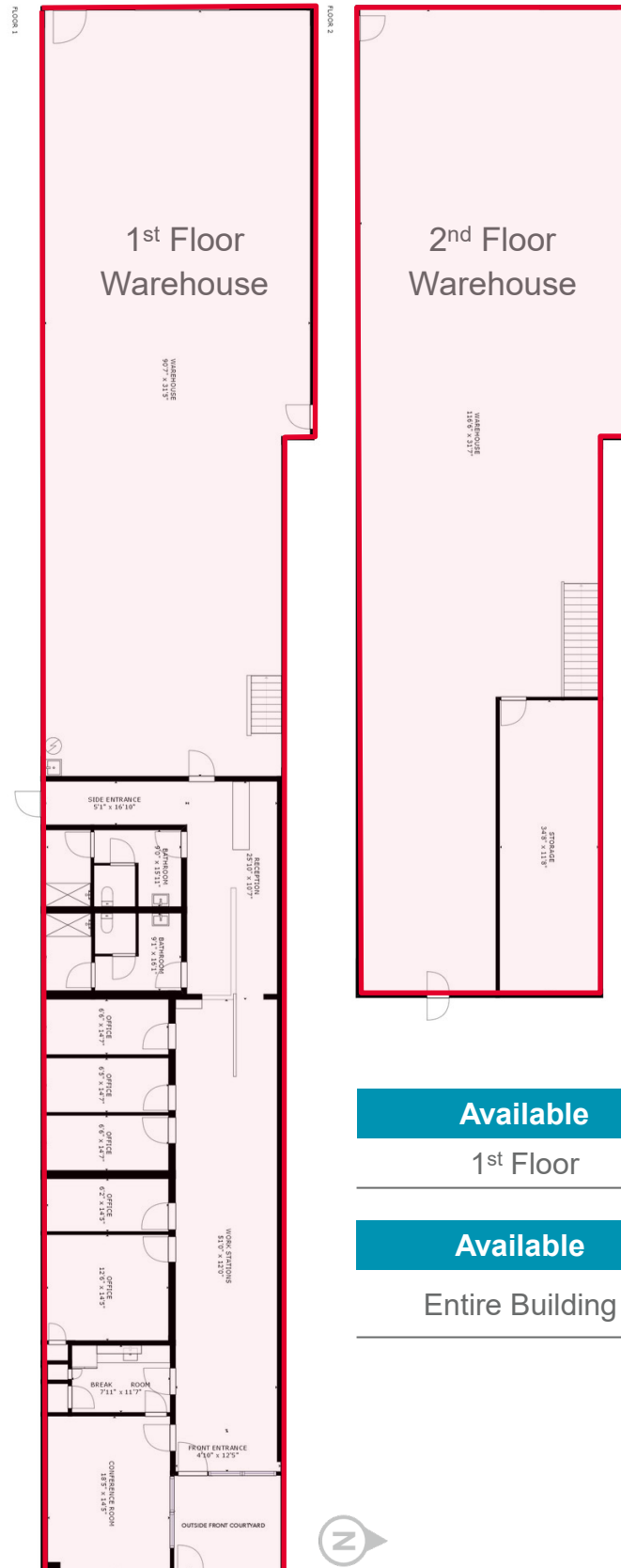


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## Floor Plan



Available	SF
1st Floor	5,252
Available	SF
Entire Building	8,582



## Property Photos



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8/4/2023



Aerial Photo





## Aerial Map

