

FOR LEASE

200 PORTER AVE., Springdale

53,383 +/- SF available

\$2.00 - \$2.50 per SF /annually/NNN

24,000 SF @ \$2.00 SF / 29,383 SF @ \$2.50 SF

\$48,000 / \$73,457.50 annually

\$4,000 / \$6,121.46 monthly

TOTAL \$10,121.46 MONTHLY



- 65,854 +/- SF building
- 53,382 +/- SF available
- Situated on 2.01 +/- acres
- Zoned I-3 (planned industrial)
- 2006 Traffic Count: 36,700 (at Thompson/Porter)
- Located on corner lot
- 2 Dock Doors
- 3 Drive-in Doors
- 18' sidewalls
- Rail Access
- Lessee to pay pro-rata share of utilities, taxes, insurance and maintenance.

DIRECTIONS: From I-540, exit 72, go east on Hwy 412/Sunset – 2.0 miles, to 71B/Thompson, go south approx. .3 miles to Porter Rd., turn east , property on corner of Porter Rd / Turner

ML# 517573



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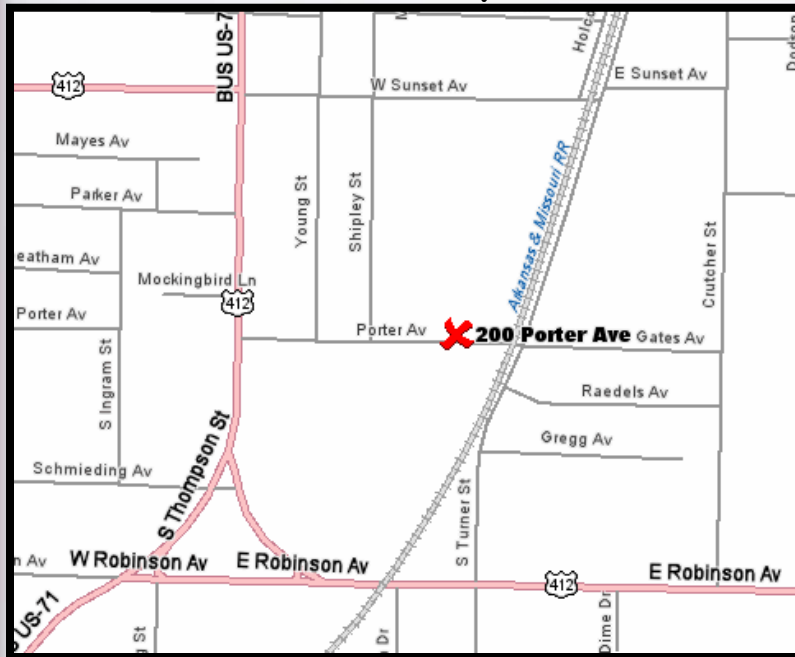
Website: www.BillMcClard.com



All information contained herein given by sources deemed reliable. We do not however guarantee its accuracy.



Area Map



Building Layout

