

FOR LEASE 3068-A N. Thompson, Springdale **\$6,500**



- 20,000 +/- SF building
w/ 16,254- warehouse
3,694 – office
- 3 dock high doors
- 1 overhead door
- 220 single phase electric
- Vapor lighting
- 20' to 24' sidewalls
- 60,000 +/- SF outside fenced yard
- All city utilities
- Zoned C-2
- Approx. 4 miles to I-540
- 2007 traffic ct.: 25,200
- Tenant pays all utilities
- Landlord pays taxes, insurance, CAM
- Only **\$3.90 psf**

DIRECTIONS: From I-540, exit 78 – east Hwy 264 – 1 mile, south – 71B – 3 miles, property on west side.

MLS# 577265



Bill McClard, CCIM, SIOR

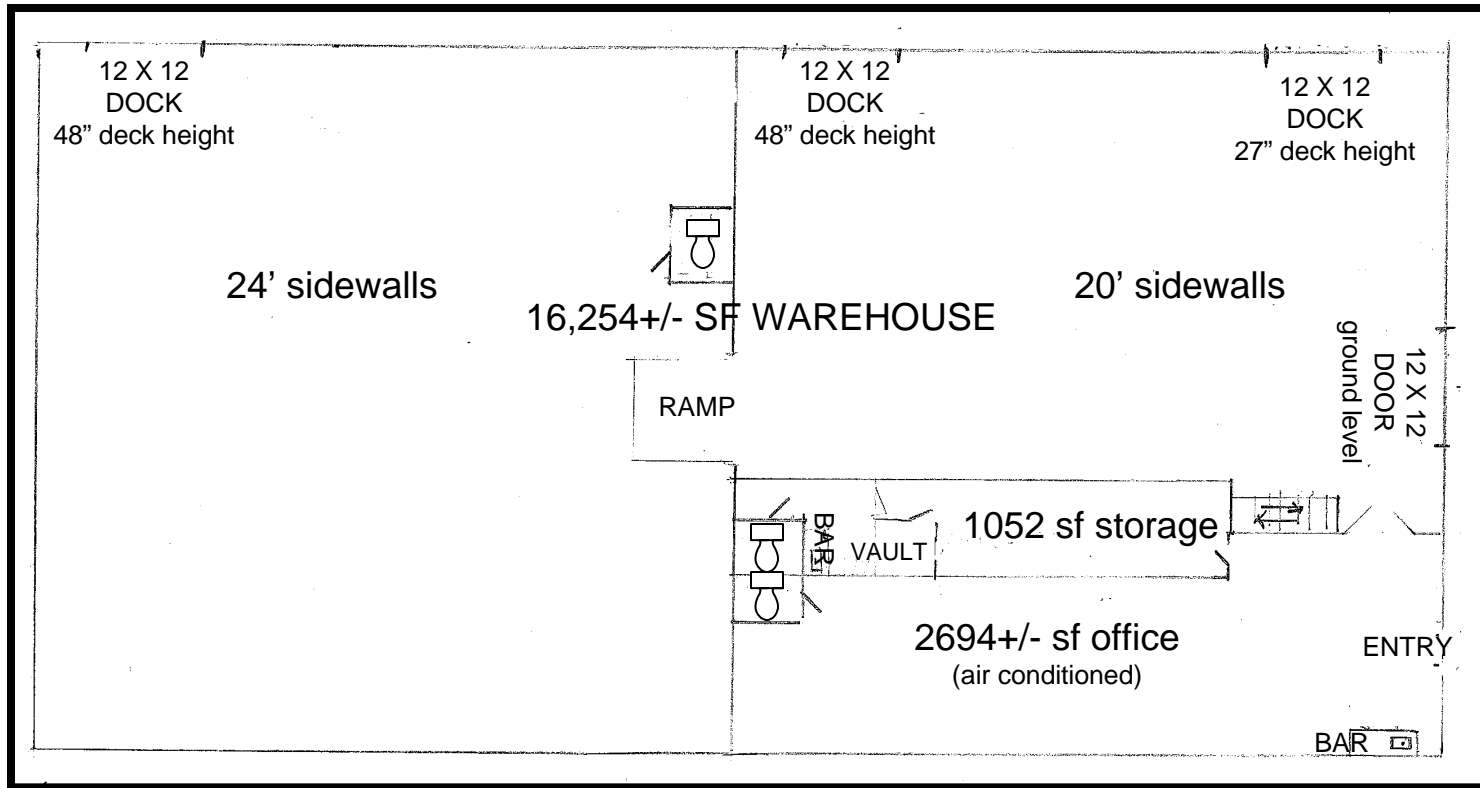
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All information contained herein given by sources deemed reliable. We do not however guarantee its accuracy.

Building layout



Area Map

