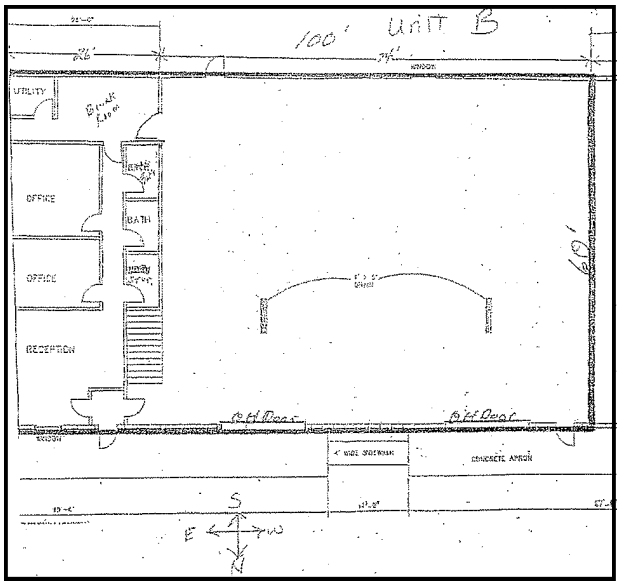
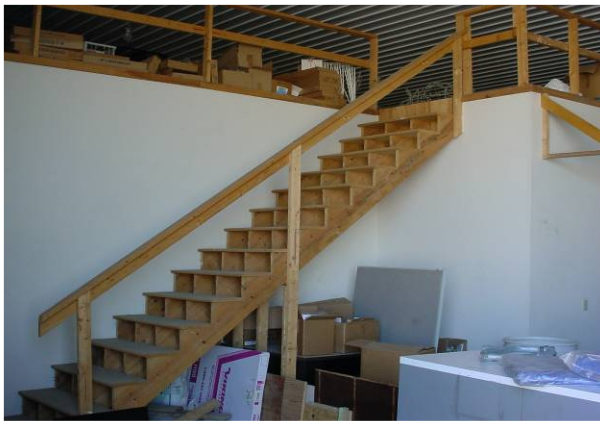
WAREHOUSE WITH OFFICE SPACE FOR LEASE

CITYSCAPES DEVELOPMENT LLC

DEVELOPERS, PLANNING CONSULTANTS & REAL ESTATE BROKERS



Listing Number 10-384



922 40th Street NW, Unit "B"

This property is located just South of 12th Ave North with easy access to the I-29 & 12th Ave North Interchange. Landlord pays for snow removal. Ample parking, gas forced air heat in office area and warehouse, office area has central air. No CAM charges.

SPACE	Warehouse: 74'X 60'	4,520 sq ft
	Office: 26'X 60'	1,040 sq ft
	Office: 20'X 20'	440 sq ft
		6,000 sq ft

LEASE RATE $5.50 per sq ft

Other Information

Office: Two offices
- Reception/Office area
- Break room
- Two bathrooms
- Storage room
- Utility room

Warehouse:
- 2 ea 14' X 14' Overhead Doors
- Oil separation pits
- 16' sidewalls
- Outside loading dock available
- Storage above office space
- Air compressor available

Tenant responsible for:
- Electricity
- Heat
- Garbage
- Water & Sewer
- Air conditioning
- Maintenance within leased space.
- Signage
- Mail box
- Telephone
- CATV

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