



# For Lease

## Property Highlights

- Up to 14,242 s.f.
- Landlord will demise into multiple tenants starting at +/-3,600 s.f.
- Paved, fenced and secured yard
- Office build to suit
- Additional drive-in doors could be installed
- Central northeast location close to major thoroughfares

635 - 647 46 Avenue NE

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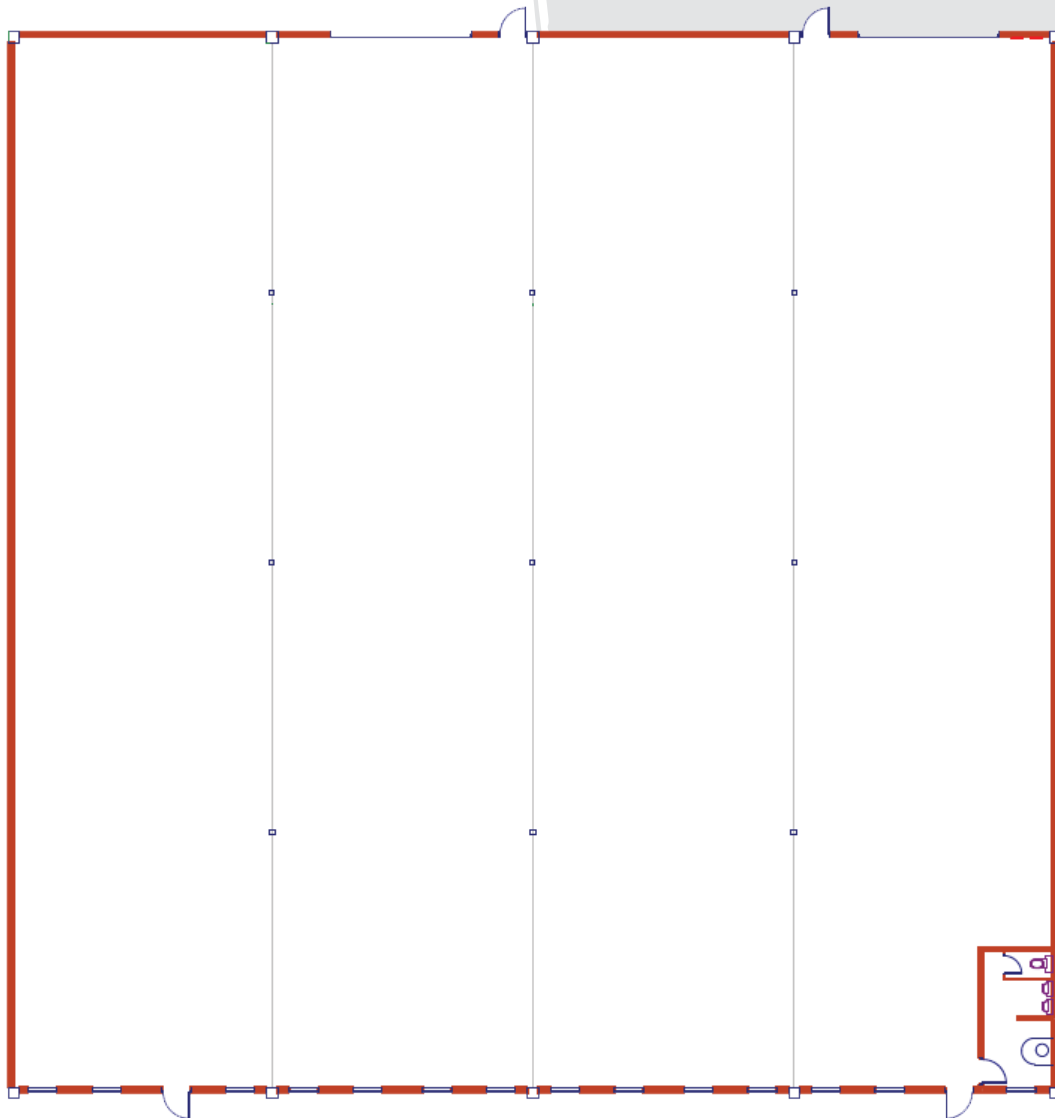
# Property Information

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Address:	635 - 647 46 Avenue NE	Loading:	2 (14'x14') drive-in doors
District:	Highland Park	Power:	400 amps (TBV)
Zoning:	I-G (Industrial General)	Lease Rate:	\$10.00 per s.f.
Square Feet:	Office: Build to Suit Warehouse: 14,242 s.f. Total: 14,242 s.f.	Op. Costs (2020):	\$4.02 per s.f.
Ceiling Height:	20' clear	Available:	60 days notice

# Floor Plan

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# Property Photos

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# Aerial Map

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