

# FOR LEASE

## ±12,786 Square Feet Divisible

## 3711 Keystone Avenue Allied Industrial Park



- Approx. 22' Clear Height
- 3 Dock Doors (10' x 10')
- 45 mil ballasted EPDM rubber roof system over concrete roof deck installed in 2004
- 2008 Taxes: \$34,276.39
- Current Insurance Premium: \$0.05 PSF
- Current Common Area Maintenance Fees: \$0.05 PSF
- Management Fee: 3%
- ±3.67 Acre Site
- 28' x 75' Column Spacing
- Rail Served by CSX
- Zoned IR
- Concrete Wall Panel Construction
- Map 133-5, Parcel 77

### Lease Rate: \$4.95 SF / Net

Exclusively Listed By

**Chas. Hawkins Co., Inc./CORFAC International**

[www.chashawkins.com](http://www.chashawkins.com)

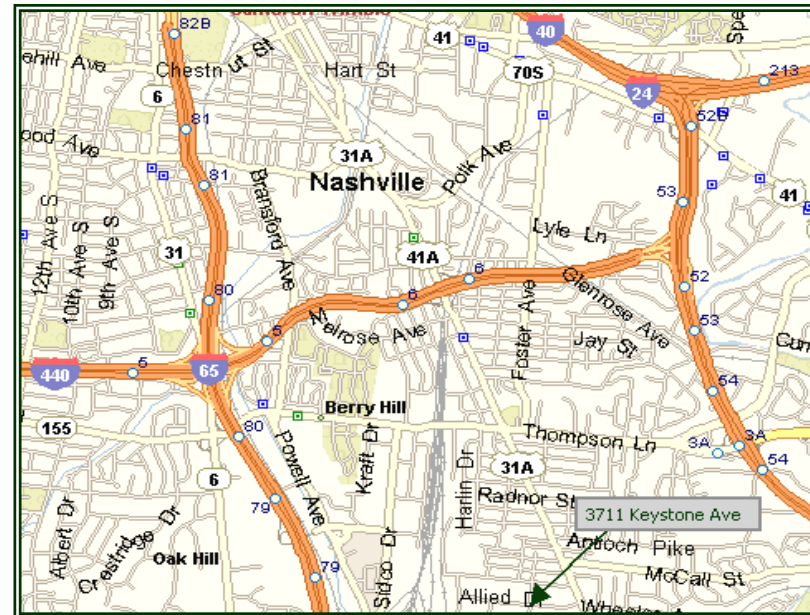
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