



4970 N. Elston Ave.

AVAILABLE IN Q1/Q2 OF 2021

- FLEX SPACE
- M1-1 ZONING
- AMPLE PARKING
- TERM: 5-10 YEARS
- ± 6,250 S.F.
- BUILD-TO-SUIT SPACE
- LEASE: MODIFIED GROSS
- RATE: NEGOTIABLE

Lichter Realty, Inc. is offering, for lease, ± 6,250 square feet of Commercial-Industrial (Flex) space. The space is a beautiful, Bow-Truss space with a Drive-In Door and new HVAC and MEP systems. The space will be built-to-suit a tenant's requirements and layout. The property has great Visibility on Elston Ave., Proximity to the highway, and nearby to retail and food options.

FULL HVAC	AMPLE PARKING	HIGHWAY PROXIMITY
400 AMP-300 PHASE POWER	SKYLIGHTS	HIGH CEILINGS
FLOOR DRAINS	SIGNAGE	NEW RENOVATIONS

VIEW THIS PROPERTY PAGE AT:

<http://www.lichterrealty.com/properties/>

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