



FREE STANDING OFFICE WAREHOUSE ON 3.51 ACRES +/- FOR LEASE

935 EDWARDS AVENUE | ELMWOOD BUSINESS PARK



BUILDING DESCRIPTION

An approximately 40,827 sq. ft. steel and masonry office/warehouse facility, originally built for Kraft Food and most recently used by National Fruit Flavor, a manufacturing/blenders of flavor concentrates, syrups and extracts for the food and beverage industry.

LOADING

Multiple dock height loading doors, with ramp to ground level; Mounes Street side of building is a covered dock (former rail dock) which may be suitable for side loading.

LAND AREA

Approx. 3.51 acres total, with 310' frontage on Edwards Avenue and same on rear boundary by depths of 450' on Mounes Street side and same opposite side. (see attached survey-lease premises outlined in blue).

ZONING

M-2, Industrial

ADDITIONAL

*Former cooler/freezer areas totaling approx. 13,680 sq. ft. was converted into temperature-controlled production area, a portion of which has floor drains and a coated floor suitable for food production

*Building is expandable

*Located within Enterprise Zone; i.e. possible tax incentives for business which create jobs and/or purchase manufacturing equipment used in their operations.

*Trade fixtures are not included in lease

RENTAL RATE

\$6.50 per square foot, net

AVAILABLE

Immediately

Max J. Derbes, Inc.
REALTORS ■

CONTACT
DAVID QUINN, SIOR

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david@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
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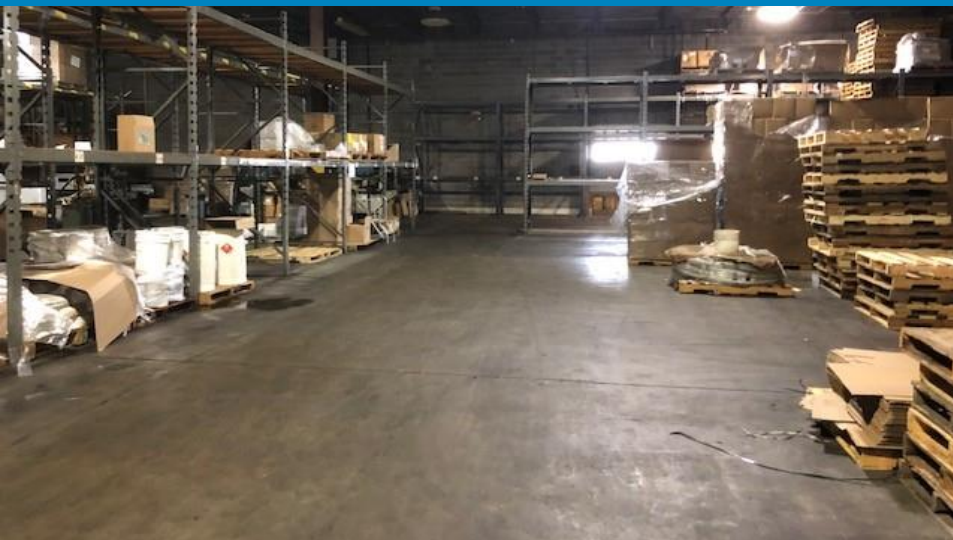
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INTERIOR PHOTOS



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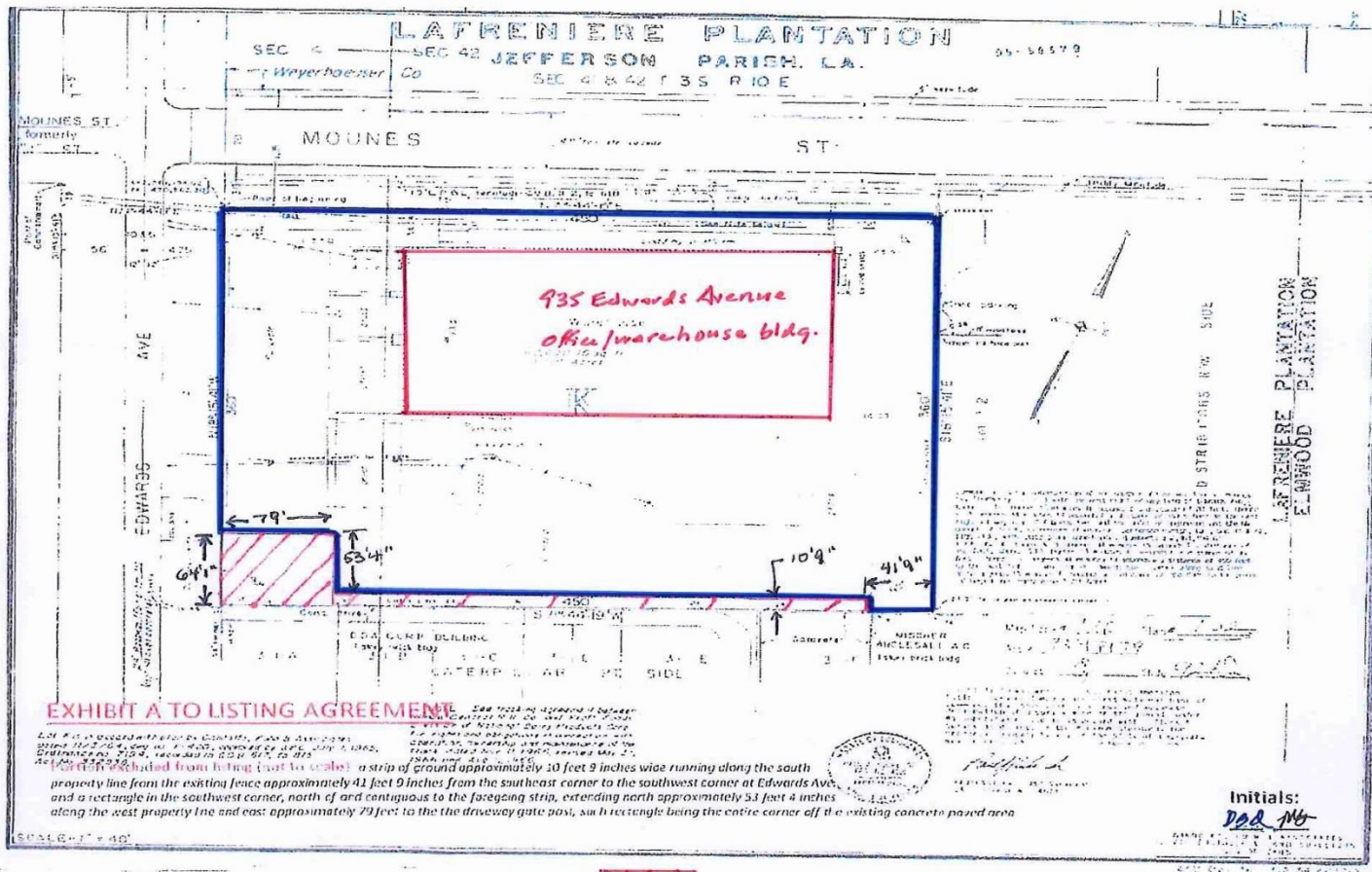




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SURVEY



= NOT A PART

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