



# FOR SALE

investment  
properties  
corporation

## available



### 3506 Exchange Avenue

## \$1,329,000

**Lot Size:** 164' X 300' 49,223 SF 1.13 acres

**Building Size:** **8,938 SF total**  
 4,961 SF - 9 offices with marble floors, conference room, kitchen and filing room. 2 bathrooms and 1 community bathroom.  
 3,977 SF - warehouse with restroom

**Year Built:** 1979      **Eave Height:** 10'

**Zoning:** Industrial      **Center Height:** 10'

**Real Estate Taxes:** \$6,877.98 (2016)      **Garage Doors:** 9' X 10'

**Bays:** 2 - 915 SF & 2 - 1,300 SF

**Construction:** Concrete block

**Other:** Loading dock/receiving dock, 40% of property is fenced, drive around the building, façade imported from overseas and new roof in 2015.

**Contact:**

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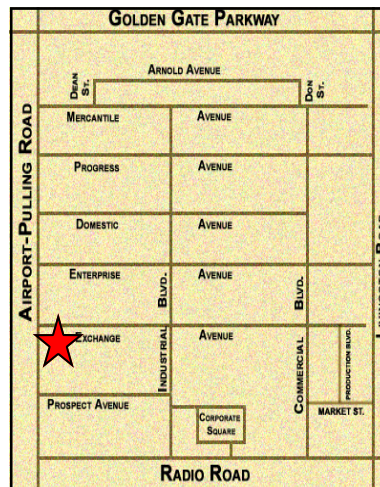
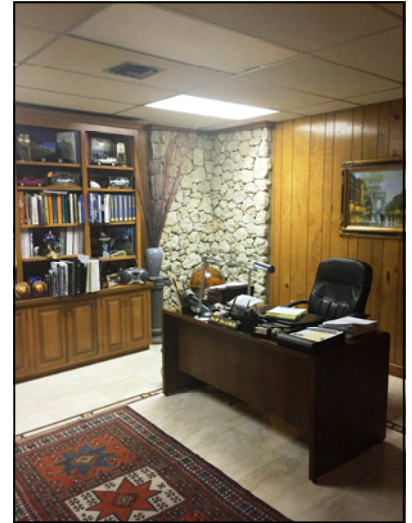
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*Licensed Real Estate Broker*

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



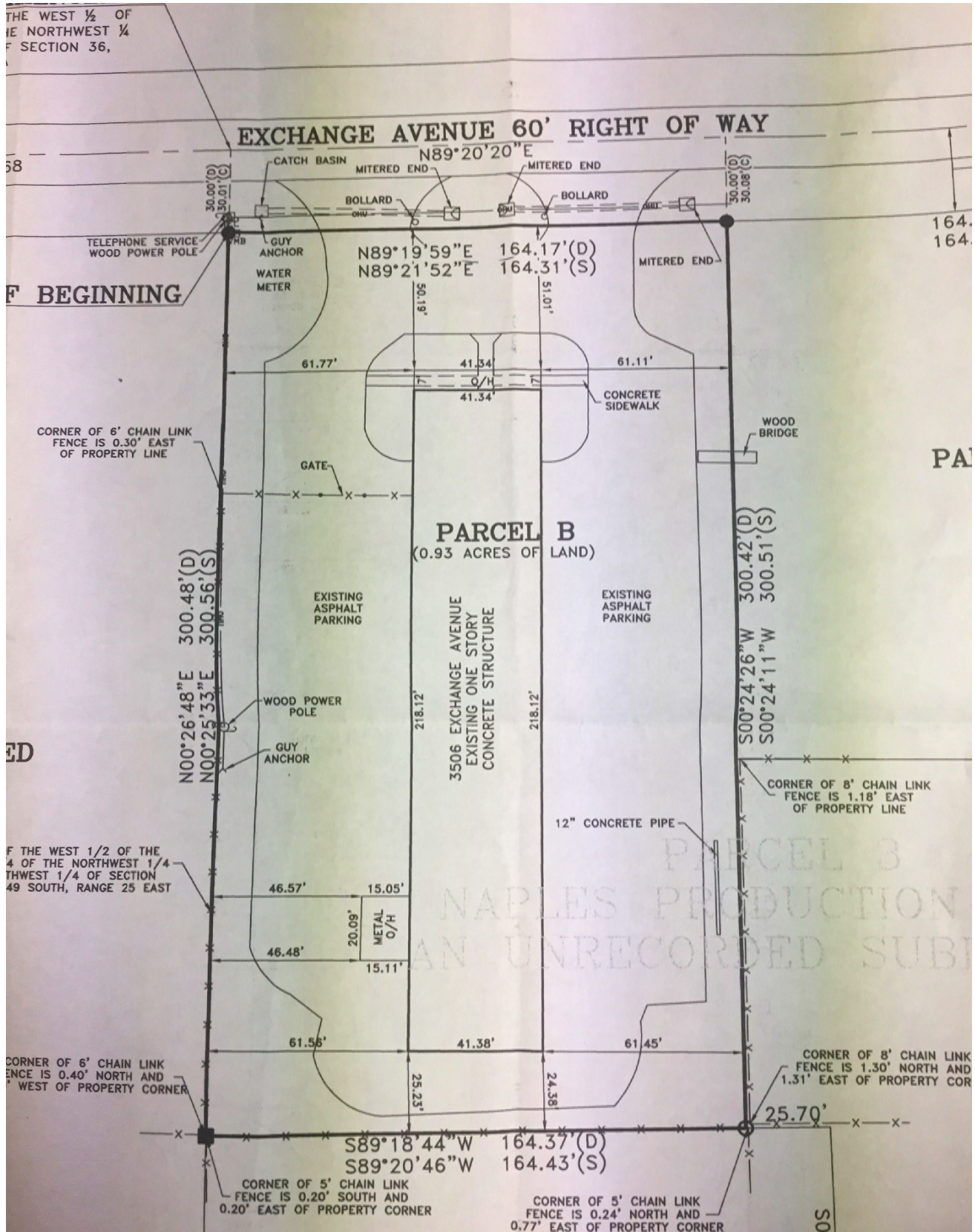
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