

# WAREHOUSE FOR LEASE

## 2436 Ashcraft Ave



**LEASE RATE:** \$10.00 NNN

**PLAN REFLECTS**

**BUILDING SF AS:** 15,000

(792 office )+/- sf total

**CITY:** Monroe

**COUNTY:** Union

**AREA:** Monroe

**DOORS:** 1 DI, 2 DH

**HVAC:** To be Installed Prior to Tenant Occupancy

**ZONING:** GI- General Industrial

**PARKING:** Ample

**COMMENTS:** Easy access to Monroe Expressway and E. Roosevelt Blvd. (Hwy 74)

**EXPENSES:** Tenant responsible for all utilities ( gas, electric, water), janitorial, telephone, interior security system, fiber optic, property taxes (\$1,565.29 City of Monroe (2023), \$1,831.62 Union County (2023) and building insurance \$3,628 (2023) )

**SURVEY REFLECTS**

**ACREAGE AS:** 2.3 +/-

**TAX PARCEL ID:** 09-152-001A

**YEAR BUILT:** 1997

**FLOORS:** 1

**FENCING:** No

**SPRINKLERS:** No

**ROOF:** 1997 Original, Metal Sheeting

**ROAD MAINTENANCE:** City of Monroe

**CEILING HEIGHT:** 20' to 24'

**ELECTRICAL\*:** Heavy power

**UTILITY PROVIDERS:**

Gas City of Monroe

Water / Sewer City of Monroe

Electric City of Monroe

\*property conditions subject to verification by interested parties

**B E R T O L I N A**

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