



OFFICE/WAREHOUSE SUITE FOR LEASE

5616 SALMEN STREET, SUITE D | ELMWOOD INDUSTRIAL PARK



SUITE D

7,845 square foot office/showroom suite including 650 square feet (+/-) of office area.

BUILDING DESCRIPTION

An 18,600 square foot building of 100% concrete tilt-up construction with steel frame.

EAVE HEIGHT

18 feet

LOADING

Two (2) 12' x 14' ground level overhead doors; one with ground level access, the other with a truck well.

ADDITIONAL FEATURES

- Eight (8) offstreet parking spaces
- Two (2) roof-mounted ventilation fans
- Skylights
- Three (3) phase electrical service

AVAILABLE

January 1, 2027 (possibly before with earlier lease termination with existing tenant).

RENTAL RATE

\$5,230/month, net (tenant to also pay prorated real estate tax, building and flood insurance)

Max J. Derbes, Inc.
REALTORS ■

CONTACT
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