

## 1111 SW 4<sup>th</sup> Street



### Location:

Situated on the corner of S. Hyland Avenue and SW 4<sup>th</sup> Street, on the SW side of Madison, this is a highly visible building.

### Building Specs:

- 9,677 sq. ft. metal building
- Two 12 x 12 overhead doors
- 2 ceiling heaters
- Furnace
- Central air in offices
- 2 offices – 360 sq. ft. each
- Reception area with designated entrance; total of 3 entrance doors
- 2 bathrooms (men's & women's)
- Floor grate
- Manufacturing area/workshop/storage
- Power vents in garage area

### Lot Specs:

- 90 x 130 ft. fenced off area for equipment storage
- 80,300 sq. ft. of parking

### Lease Information:

\$4.50/sq. ft.

Taxes \$1,491.48/year (2021 taxes due in 2022)

Insurance \$1,961/year

Tenant pays own utilities

Triple Net Lease; minimum 5 year lease

### Contact:

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