



- Great Location
- Priced Well Below Market
- Divisible
- Ample Parking
- Precast Construction
- Former Beerman Headquarters Building

## 6 Spaces Available

### Space 1

- Space Available:**35,000 SF**
- Rental Rate:**\$5 /SF/Year**
- Space Type:Office Building
- Lease Type:NNN

\$5 /SF/Year \$5 /SF/Year \$0.42 /SF/Month \$175,000 /Year \$14,583.33 /Month

**Space 2**

- Space Available:**35,000 SF**
- Rental Rate:**\$5 /SF/Year**
- Space Type:Office Building
- Lease Type:NNN

\$5 /SF/Year \$5 /SF/Year \$0.42 /SF/Month \$175,000 /Year \$14,583.33 /Month

**Space 3**

- Space Available:**35,000 SF**
- Rental Rate:**\$5 /SF/Year**
- Space Type:Office Building
- Lease Type:NNN

\$5 /SF/Year \$5 /SF/Year \$0.42 /SF/Month \$175,000 /Year \$14,583.33 /Month

**Space 4**

- Space Available:**100,000 SF**
- Rental Rate:**\$2.25 /SF/Year**
- Space Type:Warehouse
- Lease Type:NNN

\$2.25 /SF/Year \$2.25 /SF/Year \$0.19 /SF/Month \$225,000 /Year \$18,750 /Month **Space**  
**5**

- Space Available: **100,000 SF**
- Rental Rate: **\$3.25 /SF/Year**
- Space Type: Warehouse

\$3.25 /SF/Year \$3.25 /SF/Year \$0.27 /SF/Month \$325,000 /Year \$27,083.33 /Month **Spac**  
**e 6**

- Space Available: **86,362 SF**
- Rental Rate: **\$6 /SF/Year**
- Space Type: Warehouse

Renting price : \$ 2

Other Charges : Consult us

Other Fees : Consult us

Condition : A - Excellent

Max space : 391362 Sq. Ft.

Min space : 35000 Sq. Ft.

Year Built : 1968

Number of floors : 3

Acreage : 11

Drive-in Doors : 9

*Availability date : 2011-03-14*

### **Advantages :**

- Multi-Tenant
- Office Space
- Warehouse

### **Address :**

3155 Elbee Road,

45439 MORAINE

Zoning : M-1 Light Industrial

[http://discovertheleap.com/index.php?option=com\\_jea&view=properties&Itemid=1&id=17](http://discovertheleap.com/index.php?option=com_jea&view=properties&Itemid=1&id=17)