

INDUSTRIAL WAREHOUSE - FOR LEASE



Highlights:

- Clear Height: 23'-0" - 29'-9"
- Wet Sprinkler System
- Dock-High Loading Doors: (21) w/ levelers
- Drive-in Loading Doors: (4)
- Power: 3-Phase/208-600V/2000 Amps
- Security System
- LED Lighting
- City Water, Sewer, Gas and Electric

Summary:

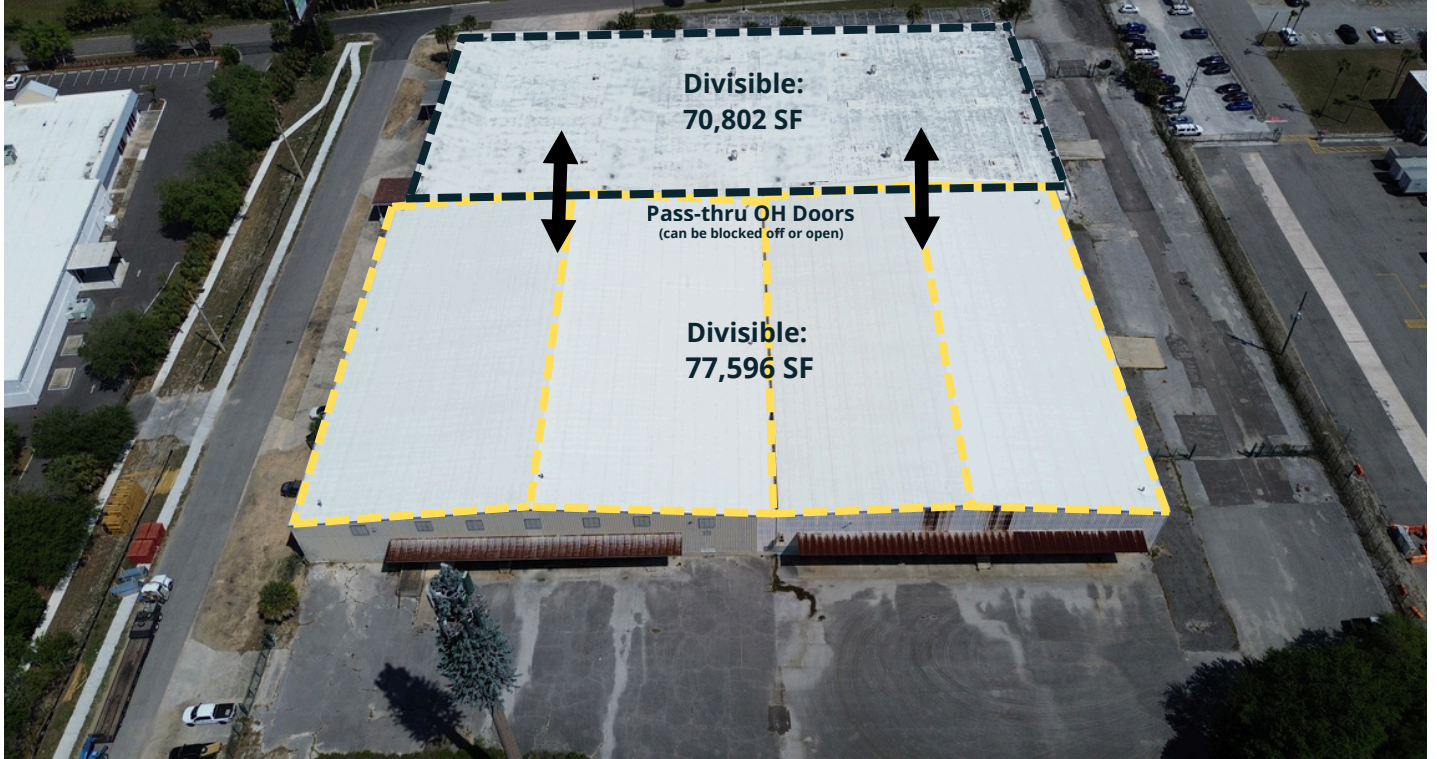
Newly renovated in 2025, this warehouse space features dock-high loading, energy-efficient LED lighting, and a durable TPO roof. Conveniently situated just west of I-95, the property offers a central location ideal for distribution users, with ample parking and generous storage capacity.

Offering Summary:

Lease Rate:	\$10.00/SF (NNN)
NNN's:	\$1.38/SF
Available Space:	8,000-148,398 SF
Total Building Size:	148,398 SF
Lot Size:	6.94 AC
Zoning:	CCG-2

KYLE@VANCAMPCOMMERCIAL.COM

4700 Walgreen Rd. Aerial Photos



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4700 Walgreen Rd. Warehouse Photos



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4700 Walgreen Rd.

Exterior Photos

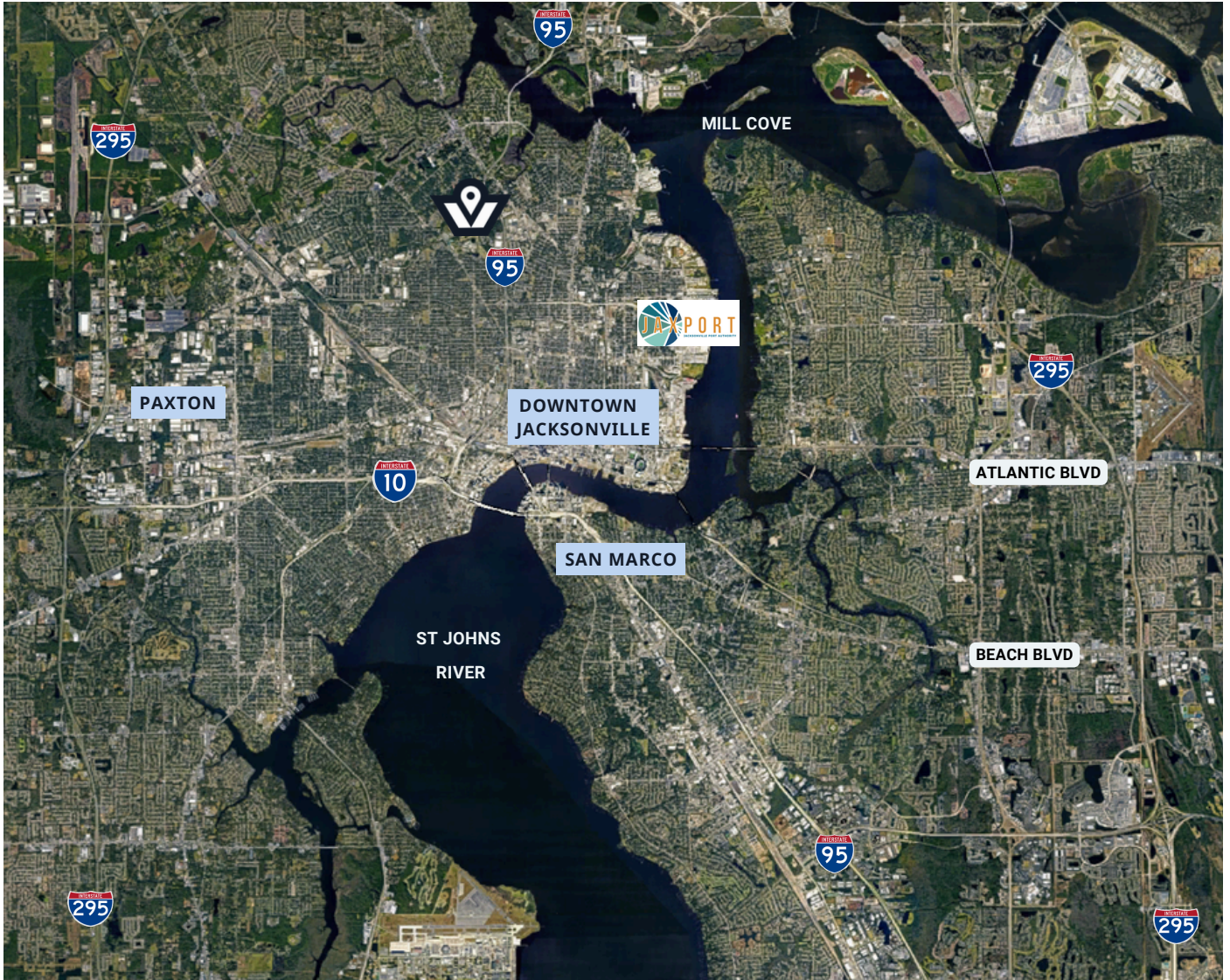


4700 Walgreen Rd.

Exterior Photos



4700 Walgreen Rd. Property Map



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