

NEW OWNERSHIP

MAJOR UPGRADES COMING

3950 E. BIJOU STREET

WWW.3950BIJOU.COM

FOR LEASE

9,000 - 28,838 SF IMMEDIATELY AVAILABLE

FROM \$11.50 NNN



SCAN FOR

VIRTUAL TOUR

LIGHT INDUSTRIAL

- UP TO 28,838 SF AVAILABLE
- FRONT PARK REAR LOAD
- DEMISABLE TO +/- 9,000 SF SUITES
- EASY ACCESS
- LIGHT INDUSTRIAL ZONING
- FROM \$11.50 NNN YEAR 1
- 2025 NNN EXPENSES ESTIMATED AT \$?.?? PER SF



FOR MORE INFORMATION, PLEASE CONTACT:

 **CORE**
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MX-L P AO

28,838 SF ON 3.3 ACRES

9,000 - 28,838 SF

CINDER BLOCK/CONCRETE

**PACKAGED RTU'S FOR SHOWROOM/OFFICE.
FORCED AIR GAS HEATERS IN WAREHOUSE**

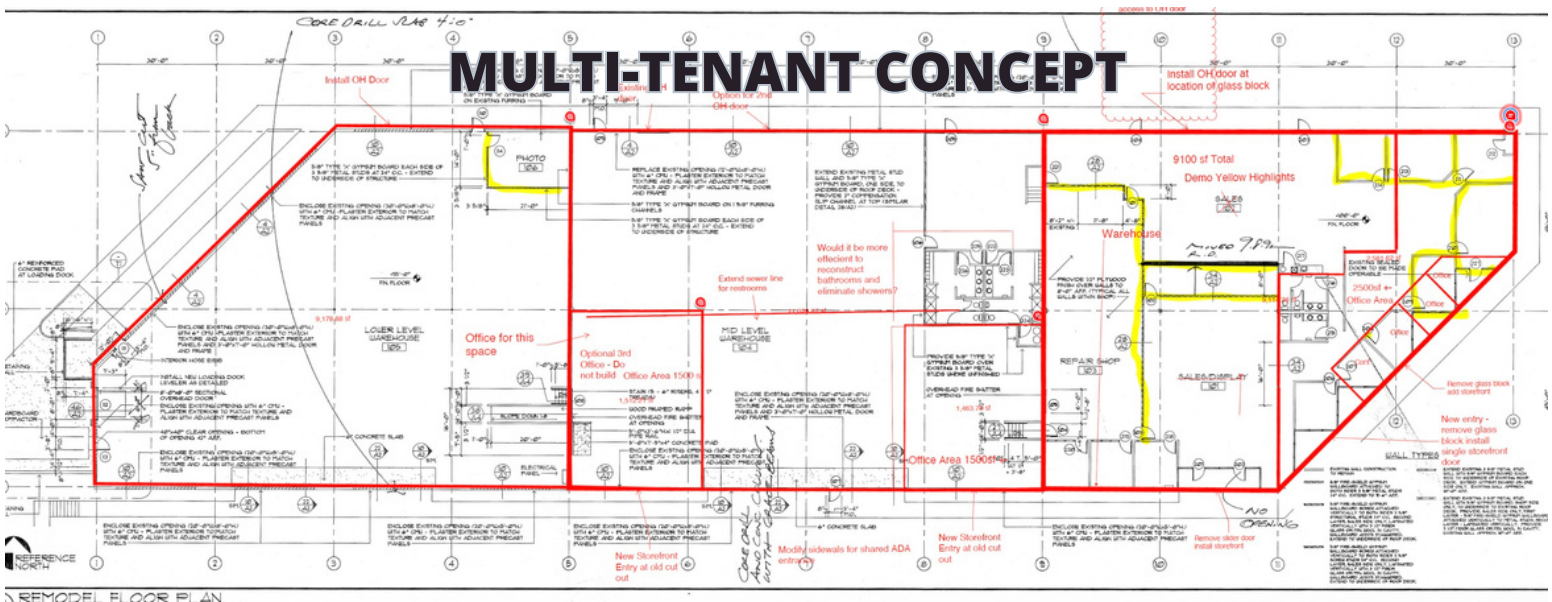
**1 EXISTING DOCK AND DRIVE IN. ADD'L
DRIVE INS TO BE INSTALLED**

FROM \$11.50 NNN YEAR 1

2025 BUDGET ESTIMATED AT ?..? PER SF

NEW OWNERSHIP - MAJOR UPGRADES COMING

- **NEW ROOF**
- **NEW ASPHALT**
- **NEW DRIVE IN LOADING DOORS**
- **NEW STOREFRONTS**
- **SPEC OFFICE FINISHES**



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