

# 3451 S 84TH STREET

245,987 SF Industrial Sublease

PRICE REDUCED!

Now \$0.65 PSF

## LISTING INFORMATION

<b>AVAILABLE SF:</b>	245,987 SF, with 3,125 SF of Office
<b>TERM:</b>	Available immediately. Term expires 7/31/27.
<b>LOADING:</b>	4 grade and 74 dock doors - Cross dock loading with 20 pit levelers and edge of dock levelers at all other doors
<b>CLEAR HEIGHT:</b>	32'
<b>POWER:</b>	3,000 amps 480v 3-phase power
<b>SPRINKLERS:</b>	ESFR
<b>TRUCK COURT:</b>	120' truck maneuvering with fully fenced and secured truck court
<b>TRAILER STALLS:</b>	33 trailer parking stalls
<b>COLUMN SPACING:</b>	50' x 50' column spacing with 60' speed bays

## LOCATION



*The information provided herein is from sources we deem reliable, however it is provided without any guarantee or representation as to its accuracy. Prospective parties should independently verify all information prior to entering into any agreements.*

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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**S 84TH STREET**

245,987 SF Industrial Property

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