



For Lease: 15 Fruean Avenue, Yarmouth



AMG

6,155 sq. ft. Warehouse

- ◇ **Details:** 6,155 sq. ft. Including
- ◇ 3,024 sq. ft. open warehouse space
- ◇ 720 sq. ft. freezer (requires repairs)
- ◇ Open 41' x 15' office / work area
- ◇ 4 private offices, bathrooms and kitchen
- ◇ Additional 400 sq. ft. mezzanine

Features:

- ◇ Two bay doors with loading docks
- ◇ Tall 8' x 8' overhead doors
- ◇ Includes use of 25+/- parking spaces
- ◇ 120/ 240V– 3-Phase, 600 amp electric
- ◇ Located just off Station Avenue & Old Townhouse Road

Free-standing building with excellent parking for lease. Zoning is B-3, which allows for wholesale distribution, trucking and warehousing, building cleaning & maintenance services, some manufacturing. Many other uses allowed by special permit. The property is in an Aquafer Protection Overlay. NN is \$1,096 per month.

Rent is \$8,153 per month NNN

Exclusively Listed by Ali Maloney- AMG Realty

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Open warehouse space in the center. Offices and work areas may be reconfigured.



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There is clear span open space in the center. Offices and work areas may be reconfigured.



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