



8213 STEPHANIE DRIVE FOR LEASE



DESCRIPTION: PARTIALLY LEASED MULTI-TENANT OFFICE/WAREHOUSE BUILDING. GREAT FOR OWNER /OCCUPANT WITH BUILT-IN TENANTS OR INVESTORS. SUITE A & B IS APPROX. 1,200 SF., RECENTLY RENNOVATED AND IS NOW FOR LEASE FOR \$2,000/MONTH.

LOCATION: FROM S. MEMORIAL PKWY., EAST ON LILY FLAGG, RIGHT ON STEPAHNIE DRIVE. SUBJECT PROPERTY IS ON THE LEFT.

BUILDING(S) SIZES: 6,235 SQ. FT. (+/-)

VACANT SUITE(S): A & B - 1,200 SQ.FT. (+/-)

PARKING: 10 SPACES (+/-)

ZONING: C-1

SALE PRICE: \$430,000

LEASE PRICE: SUITE A & B: \$2,000/MONTH

CONTACT: RUSS RUSSELL CCIM, ALC, CEA ♦ 256-536-7777

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