
VACANT UNIT 1

Suite 102

Address: 201 Elliott Avenue, Charlottesville, Virginia, 22902

Square Footage: 11,336 +/-

Ceiling Height: 15'8" +/- (To bottom of roof deck)
14'4" +/- (To bottom of lowest structural steel beam)

Rent: \$9,500 per month, \$114,000 per year. As is.

Utilities: Gas and electric individually metered. Water and sewer billed on a prorata basis.

Operating Exp.: Triple Net

DESCRIPTION

Open or Warehouse space

Approximately 9,536 square feet. Open warehouse ceiling, concrete floor, windows on three sides. Ceiling hung, forced air space heaters. No AC.

Office space

Approximately 1,800 square feet. Drop ceiling. Heat and AC.

Bathroom

1 ADA commercial grade bathroom.

Kitchen

No.

Beam Measurements in Open Area:

14' from floor to ceiling, 13'9" from floor to bottom of beams.

From side to side, beams are 15'6" apart

From front to back, beams are 22'6" apart.

Two Loading Dock Doors

Each measures 10' x 10'

Can Be Subdivided