

# AVAILABLE

1451 Louisa St.



office

industrial

retail

property  
management

development

investment

(+/-) 15,250 Square Feet

- Free standing building
- Located just off Hendricks Ave. with high visibility on I-95.
- Excellent demographics
- 2 grade level truck doors
- Zoned CCG-1
- City water, sewer
- Completely heated and cooled throughout
- Up to 600 amp service
- approx. 1/3 office., 2/3 warehouse space
- Lease Rate \$ 7.25 p.s.f
- Sales Price \$1.3 Million



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