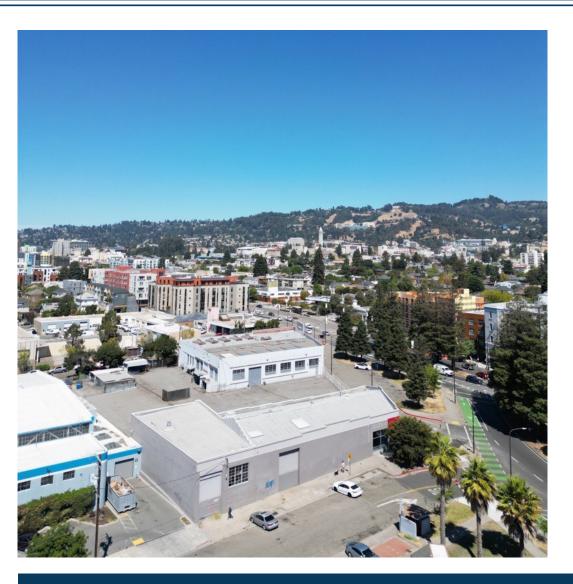


FOR SUBLEASE | ±22,257 SF ON ±1.05 ACRES AUTO DEALERSHIP/SERVICE CENTER WITHIN COMMERCIAL CORRIDOR





Former auto dealership with existing showrooms and service areas

2700 SHATTUCK AVENUE - NORTH BUILDING

- Showroom with private offices, customer lounge and parts department
- Mezzanine breakroom
- Service area with eleven (11) auto lifts
- Three (3) grade-level doors
- 15'5" 22'6" service area clearance height
- Skylights throughout
- Remodeled in 2016

2704 SHATTUCK AVENUE - SOUTH BUILDING

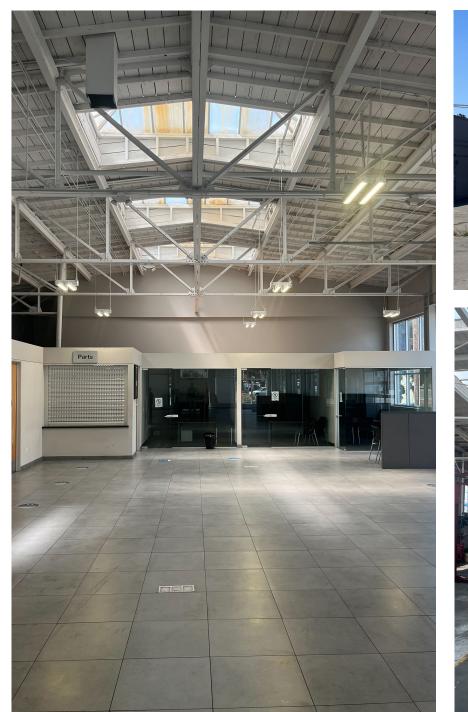
- Showroom with one (1) private office & cubicles and customer lounge
- Service area with three (3) auto lifts
- Three (3) grade-level doors
- 16' service area clearance height
- Remodeled in 2012

±22,257	
Square	Feet

±1.05 Acres C-AC Zoning 400 AMP Power

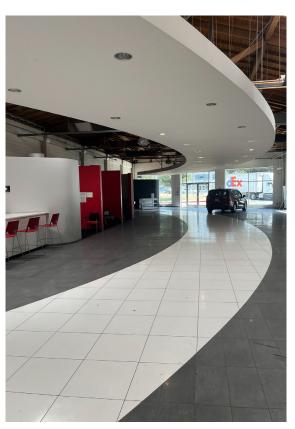
Derby St , Shattuck Ave, Ward St Property Entrances October 31, 2026 Master Lease Expiration Longer Term/Direct Deal May Be Available



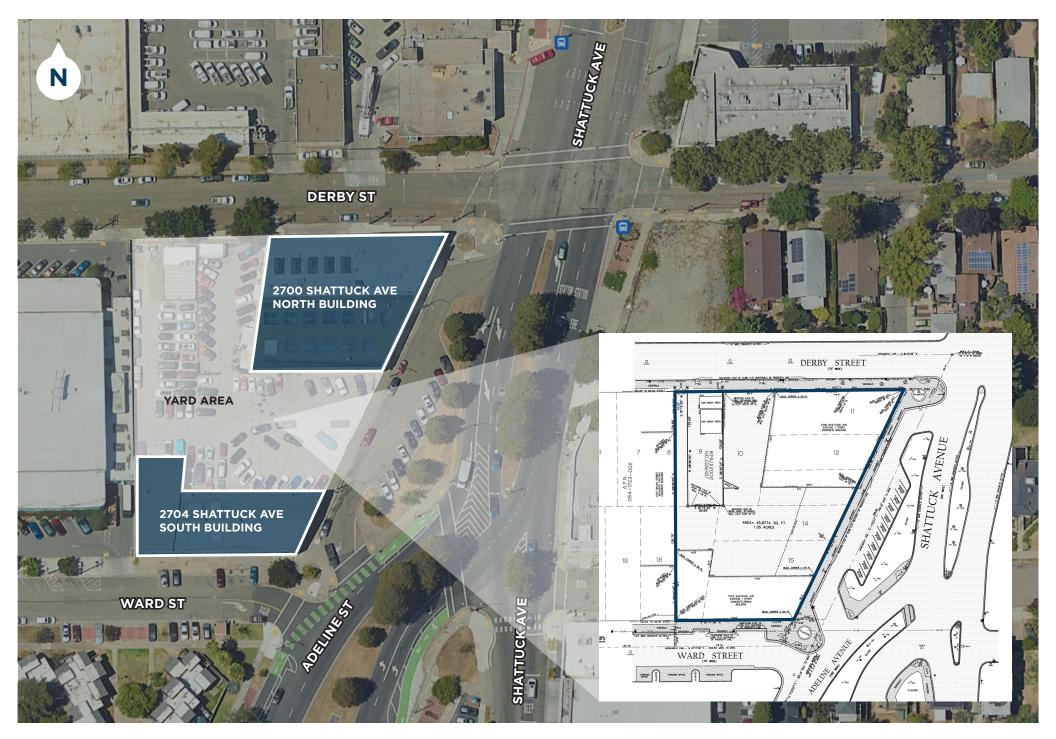












2700-2704 SHATTUCK AVENUE

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