

BALLOON PARK

4221 Balloon Park NE

6,350 - 12,800 SF
AVAILABLE

**FULL 5%
COMMISSION
TO PROCURING
BROKER**



Property Statistics

- Suite A:
 - 6,350 SF Total
 - 4,440 SF Office
 - 1 Grade Level Door
- Suite B:
 - 6,450 SF Total
 - 3,840 SF Office
 - 1 Grade Level Door
- Evap & Heating in Warehouse
- Starting at \$0.75/SF Modified



For More Information Contact:

FRED ELFRITZ - HARRISON PROPERTIES

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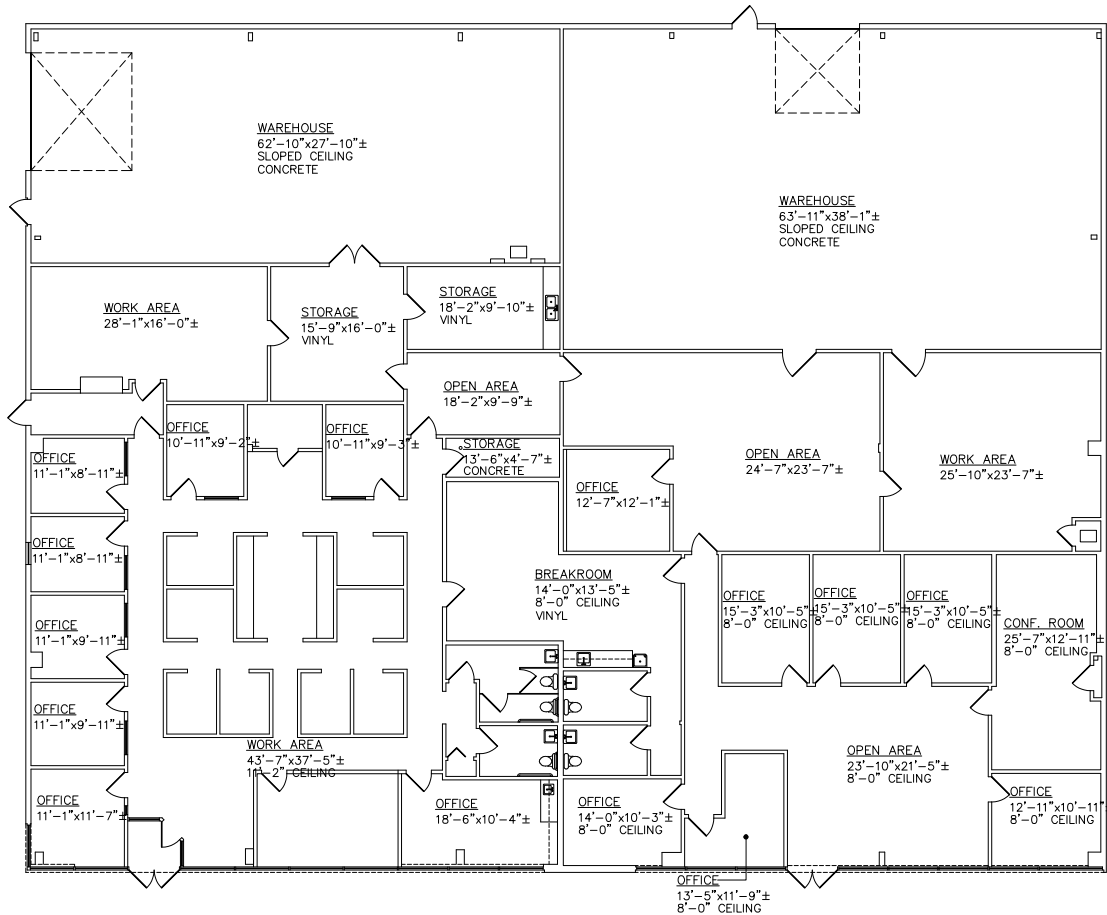
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SITE PLAN



6,350 - 12,800 SF AVAILABLE

The information contained has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

