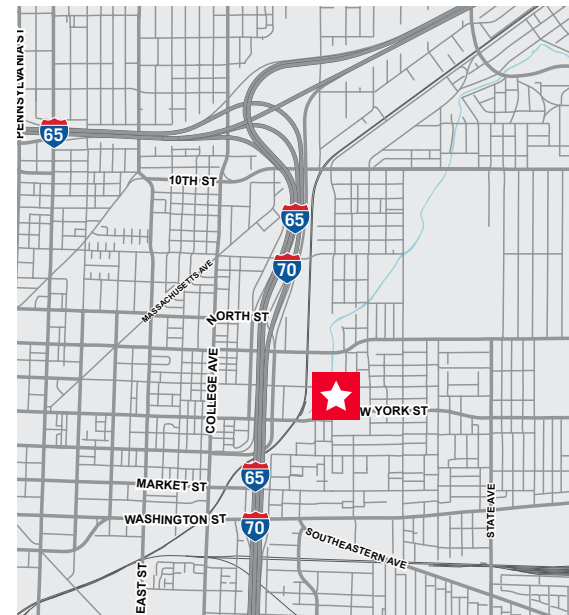




Property Highlights

- Available: ±26,800 SF*
- Office: ±3,998 SF*
- Warehouse clear height: Minimum 10'-12' to bottom of beams
- Drive-in: One 10' wide by 12' tall
- Dock: One 10' tall by 9' wide
- Power: 600 amps, 480/277 volt, 3 phase
- Parking: ±38 shared spaces
- Gas unit heaters
- Lease Rate: \$3.95/SF modified gross (Rate includes base year insurance and taxes.) CAM (estimated to be \$0.25-\$0.30/SF) and management fee (4% of modified gross rent) are billed separately.
- Available now

* The square footages are estimates not actuals. No guarantee to the accuracy of these numbers.



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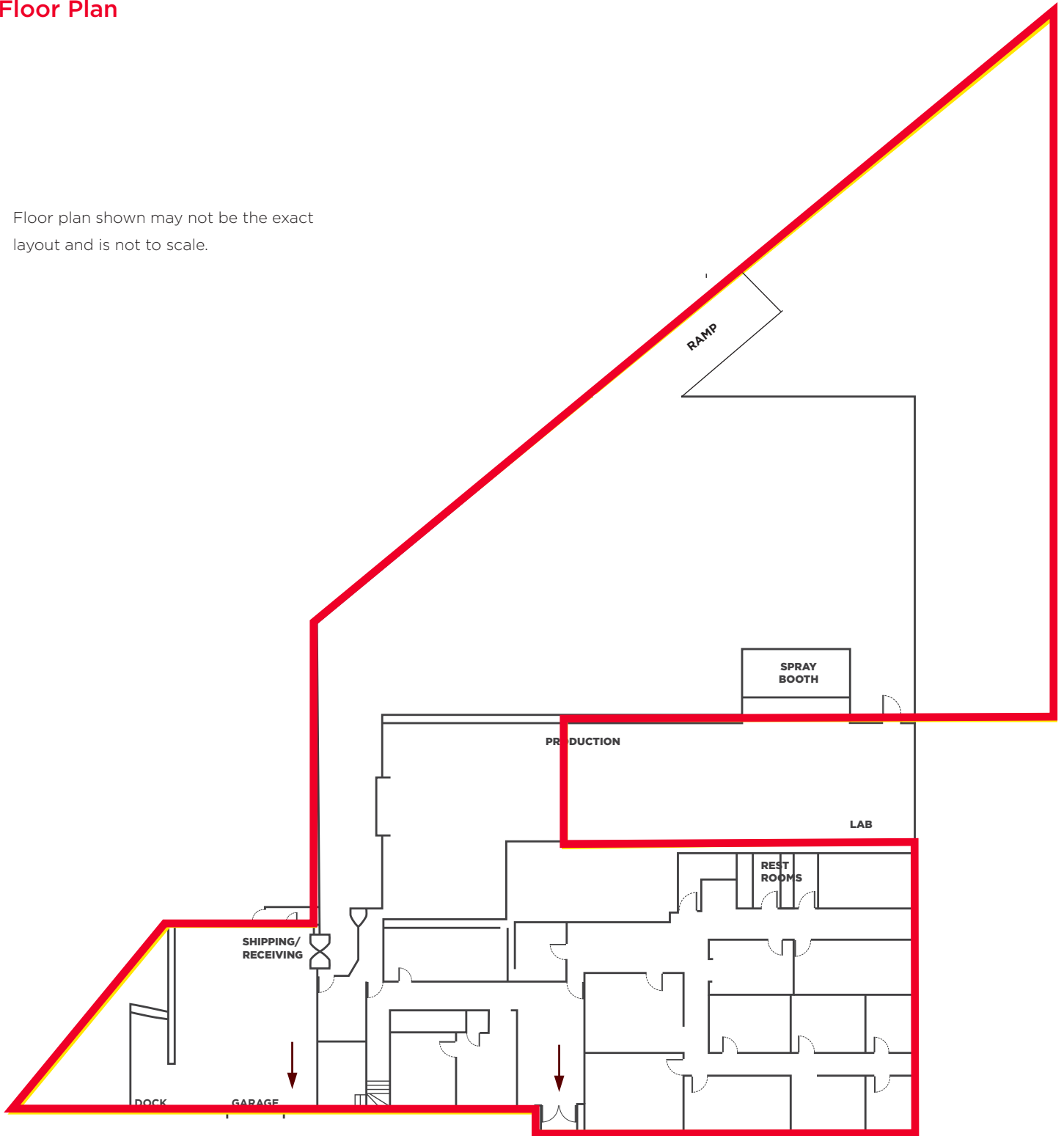
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Floor Plan

Floor plan shown may not be the exact layout and is not to scale.



Aerial





FOR LEASE

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