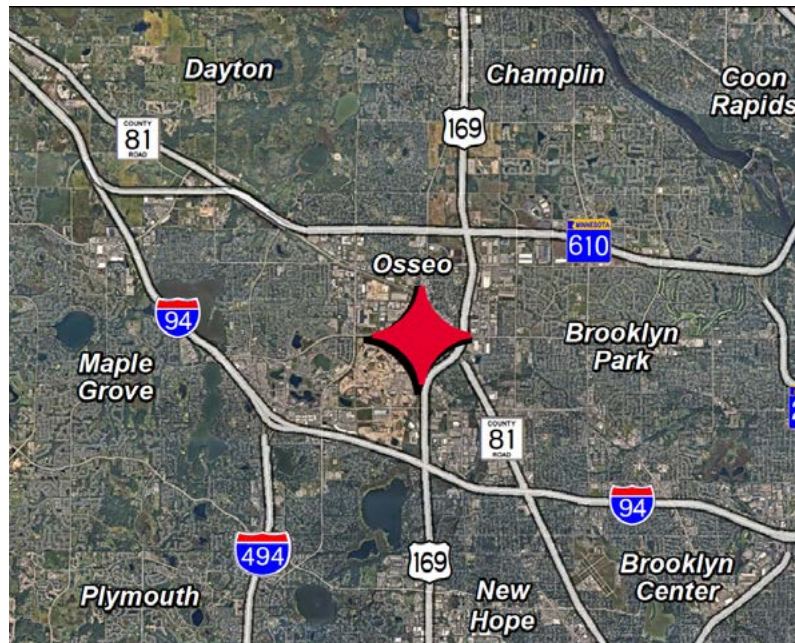




**AVAILABLE JAN 2025**

## Property Highlights

- Excellent visibility
- Direct access to Hwy 169
- Dock loading
- Heavy power
- Close proximity to amenities



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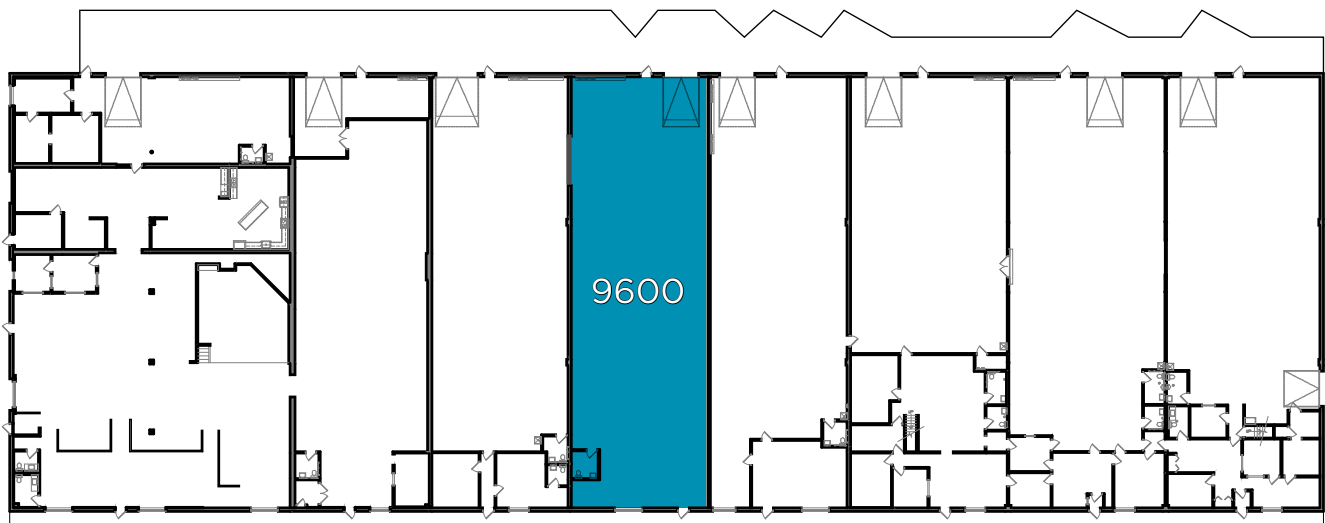
## Building Features

Building Size	46,875 sf
Site	3.43 acres
Clear Height	14'
Power	Heavy
Taxes & CAM	\$3.69 psf
Lease Rates	\$9.00 psf



## Space Available

Suite	Total SF	Office SF	Warehouse SF	Loading	Available
9600	4,979 SF	70 SF	4,909 SF	1 dock	January 1, 2025



**Suite 9600**

