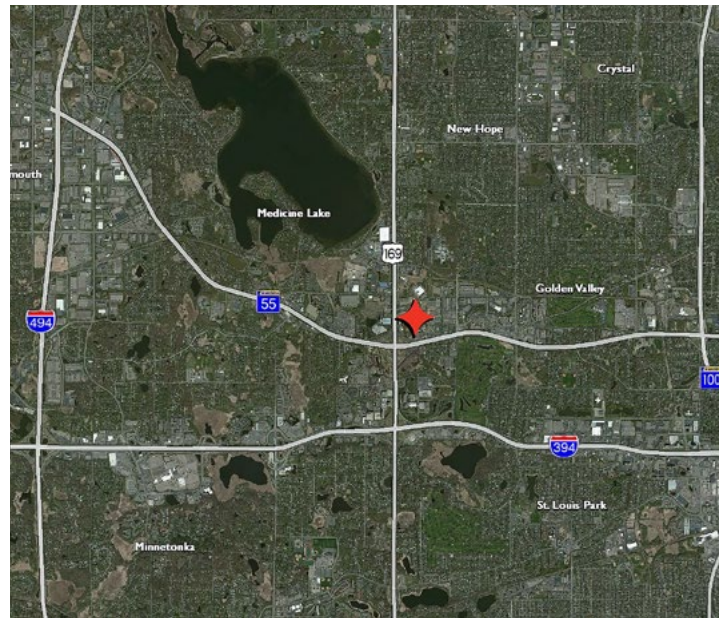




## 1,897 SF Available

### Property Highlights

- Excellent location with easy access to Highways 169 & 55
- Abundant parking
- Great space for many office/warehouse uses
- Owner flexible to demo some additional office if need be
- Flexibility for growing companies



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## Building Features

Building Size	62,473 sf	Lease Rates	\$12.00 psf Office \$7.00 psf Warehouse
Year Built	1981	2023 Estimated Tax/CAM	\$3.11 psf Tax <u>\$2.18 psf CAM</u> \$5.29 psf Total
Clear Height	14'		

## Space Available

Suite	Square Footage	Office	Warehouse	Loading	Available
646	1,897 SF	554 SF	1,343 SF	1 dock (shared)	10/1/24

