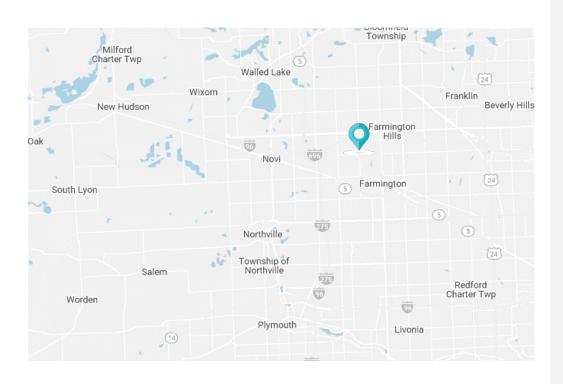


PROPERTY FEATURES

- 12,300 SF available for sublease, term through April 30, 2026
- 5,000 SF of lab/warehouse with 7,300 SF of updated office
- Two (2) 10'x10' overhead doors
- HVAC, LED lights, epoxy floor
- Three (3) private offices, two (2) oversized conference rooms, and break rooms



Building Size: 20,592 SF

Space Available: 12,300 SF

Office Area: 7,800 SF

Warehouse Area: 5,000 SF

Site Area: 1.63 AC

Clear Height: 18'

Grade Doors: Two (2) 10'x10'

Lighting: LED

Parking: 85 surface spaces

Year Built: 1989

Bay Size: Varied

Floor: 6" epoxy

Sprinkler: Ordinary hazard

HVAC: Warehouse HVAC

Sublease Rate: \$10.45/SF NNN

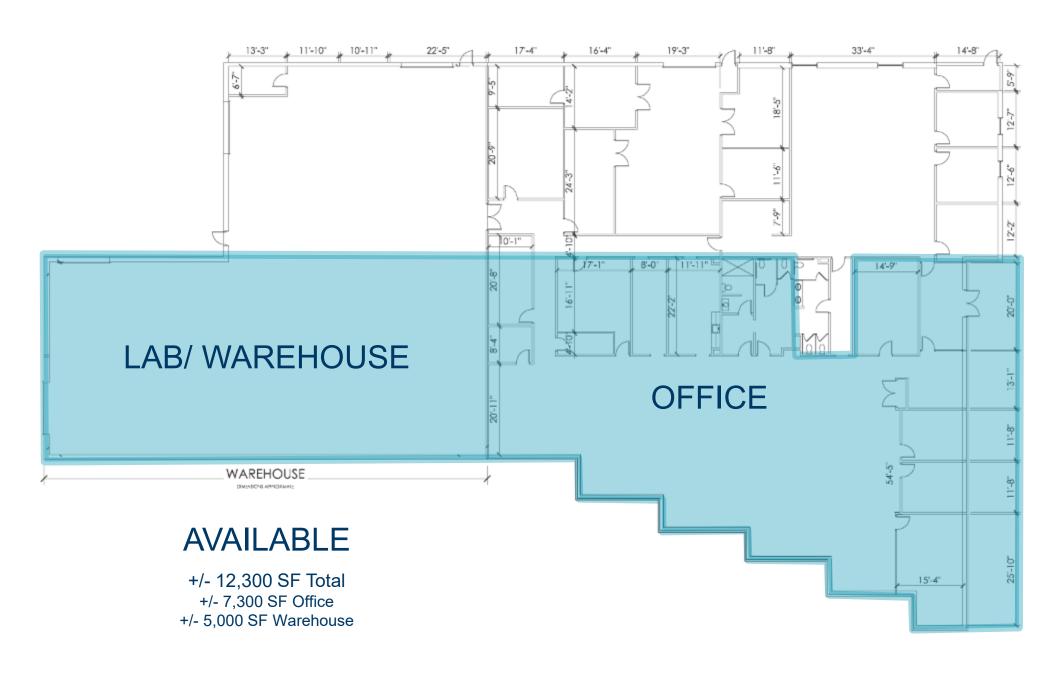
Sublease Expiration: April 30, 2026

AERIAL

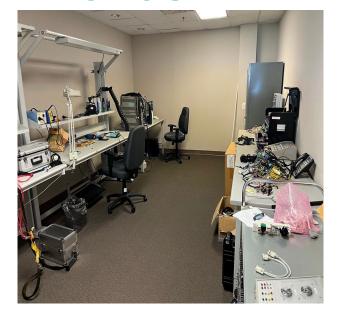


FLOOR PLAN





PHOTOS





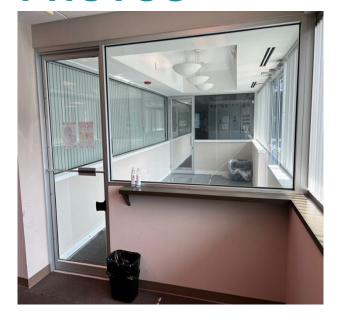


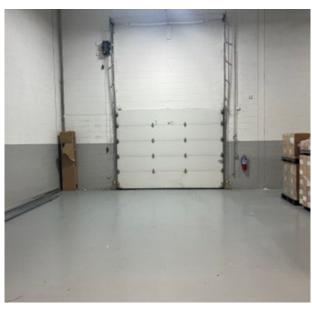




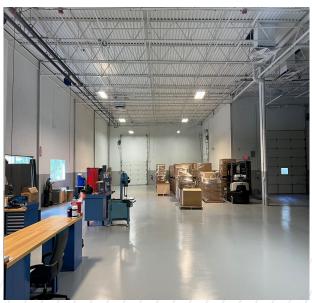


PHOTOS















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