

AVAILABLE FOR LEASE



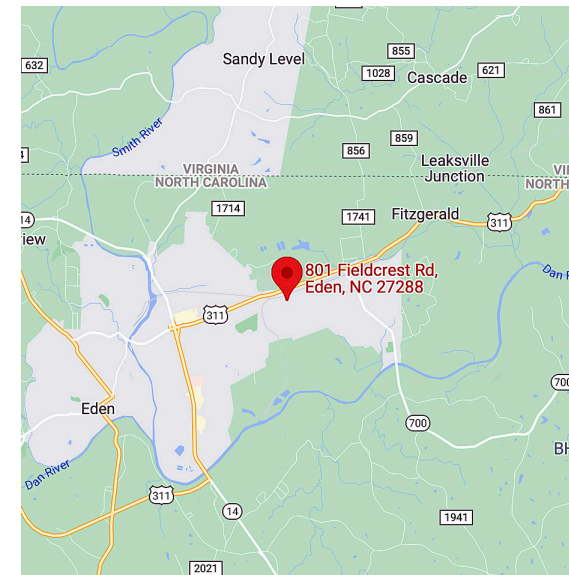
Property Highlights

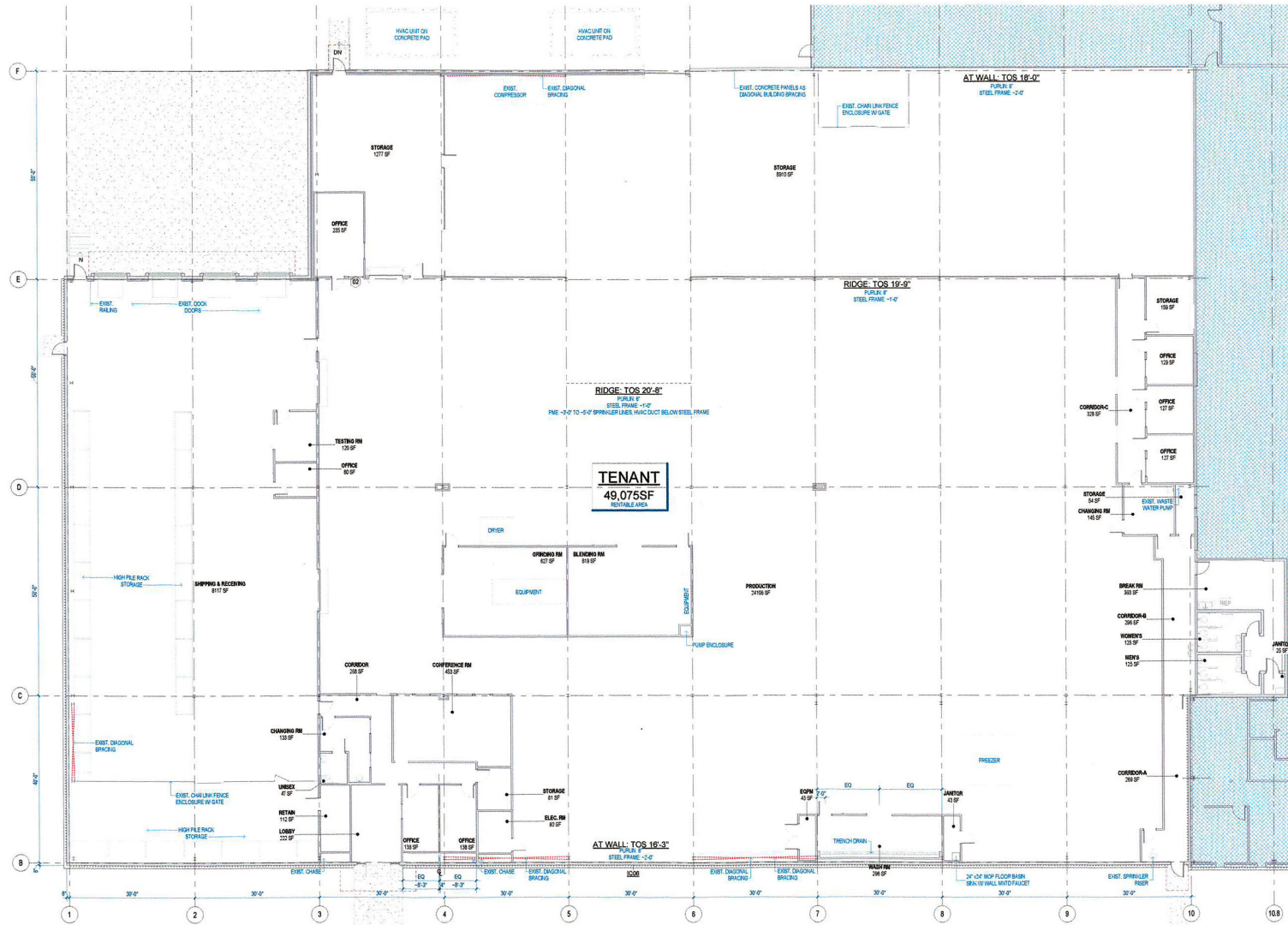
- **49,075 SF Available For Lease**
- Zoned LI/ED
- Fully air conditioned
- Epoxy-coated concrete floors
- Extensive security camera in place
- New LED lighting system
- 800 Amp, 480v 3-phase Electrical MDP w/ extensive buss ducts and sub-panels in place
- Clear height of 16'3" at eaves, 20'8" in center
- 50' x 30' column spacing
- Four (4) Docks - 9'x9'
- One (1) Drive-In - 12'h x 10'w
- Built in 1989 & extensively renovated in 2021
- Washroom with drain
- Wet Sprinkler System
- +/-55 Parking spaces
- Lease Rate: \$6.25/sf NNN

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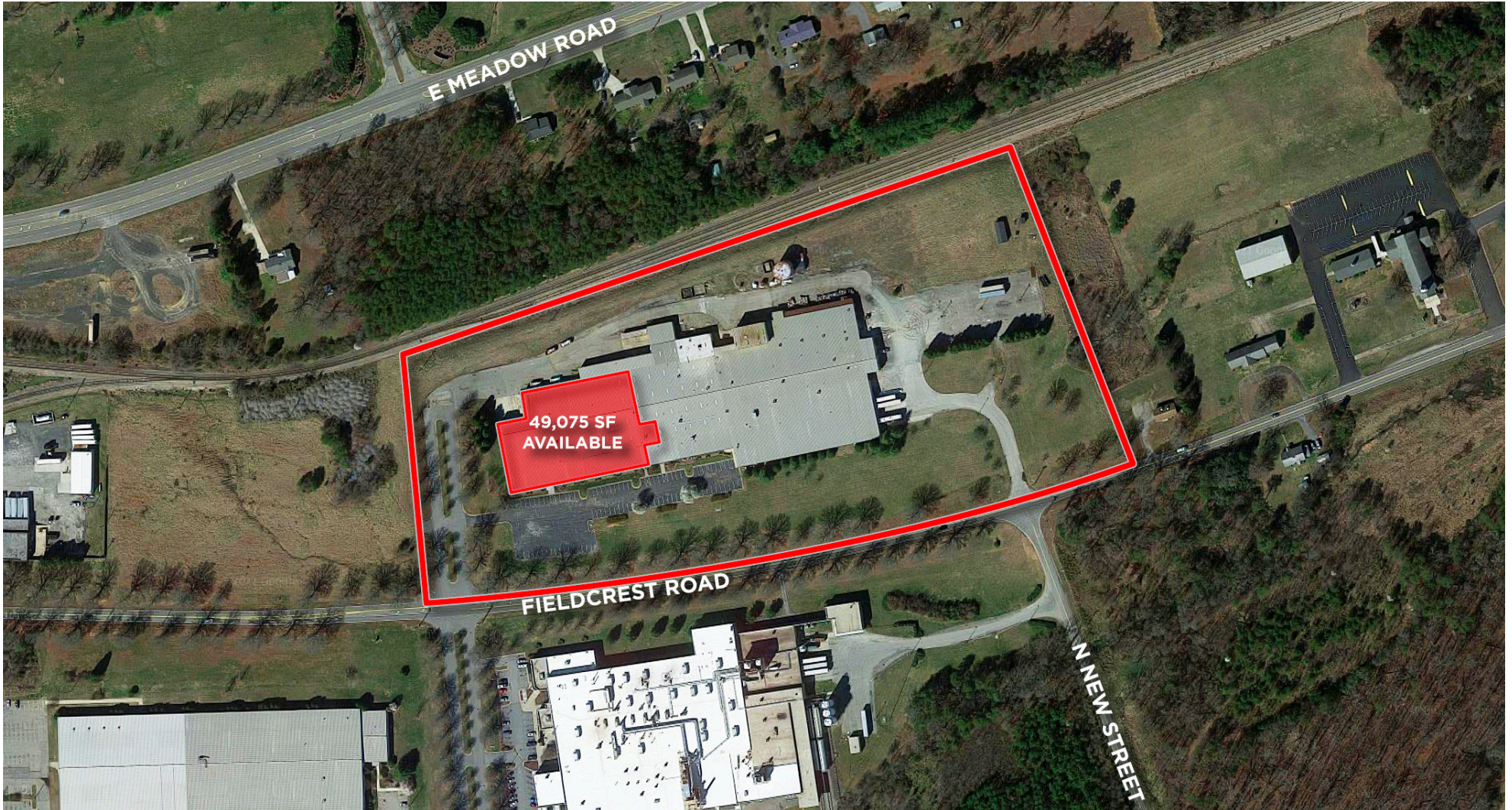


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