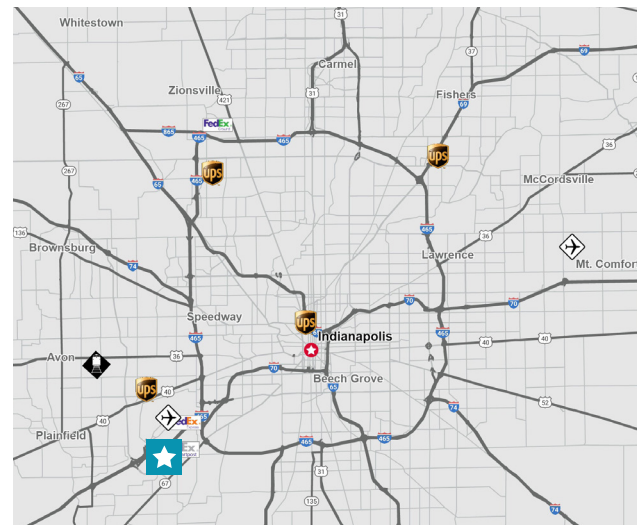


FOR SUBLEASE



- 203,496 SF Warehouse Available
- 3,909 SF Main Office
- 1,430 SF Receiving Office
- 618 SF Shipping Office
- 32' Ceiling Height
- 27 Docks
- 3 Drive-ins
- ESFR Sprinkler System
- Available November 2024
- Sublease Term through 12/31/2025

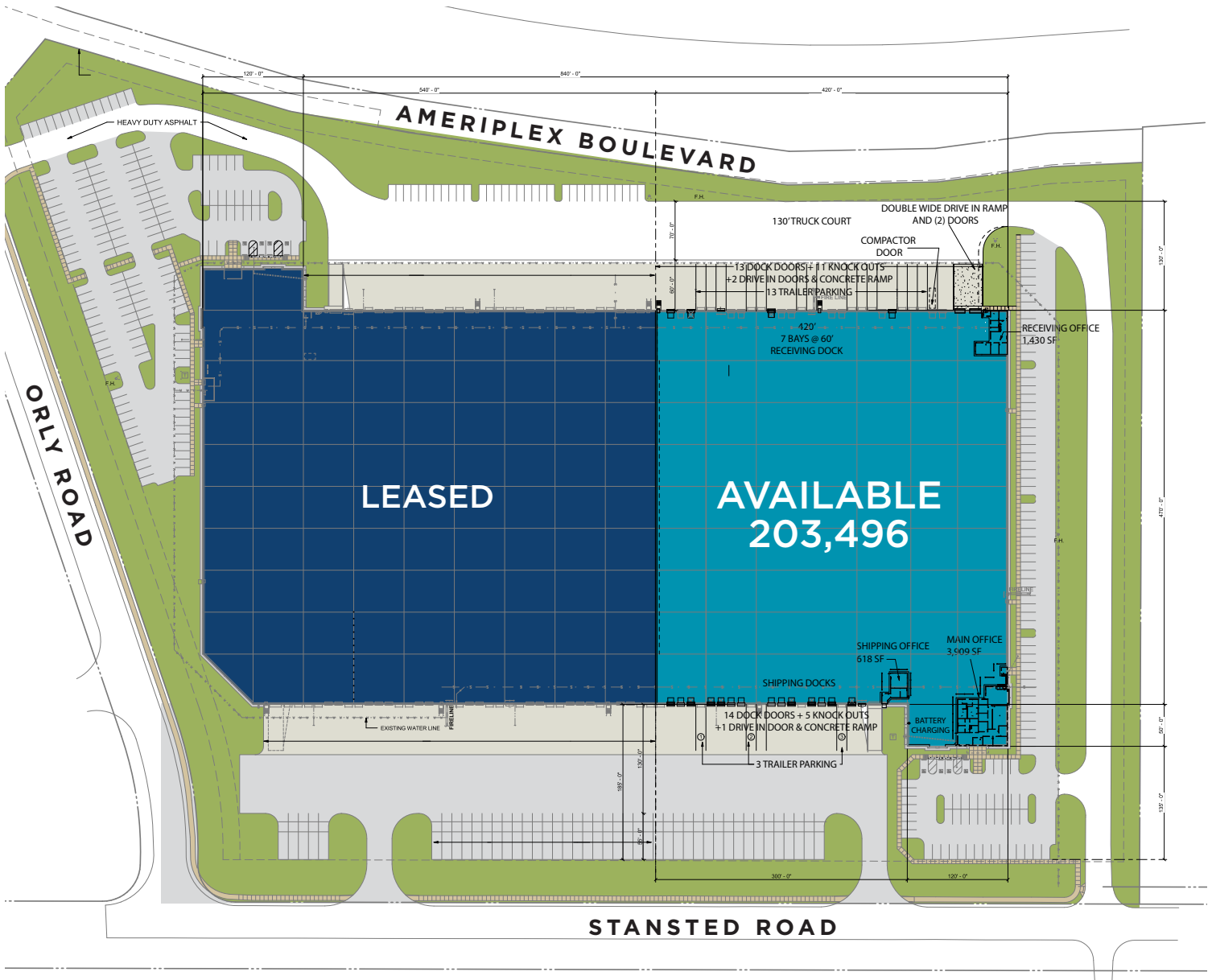
• **NNN Lease Rate: \$4.75 PSF**
2024 Estimated OPEX: \$2.12 PSF



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Site Plan



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