

**FOR LEASE**

BRITANNIA BUSINESS PARK

Property Highlights

- ±13,860 SF Former Lab Space. Now in Shell Condition
- Plumbing and Floor Drain Infrastructure in Place
- Common Dock-High Loading Alongside Building
- One (1) Grade Level Loading Door
- 4/1,000 Parking
- ±18' Clear Height
- Sprinklered
- Ample Power
- Extensive Glass Line and Numerous Skylights
- Close Proximity to Hilltop Mall and Amenities
- Adjacent Space (3035 Research) Also Available

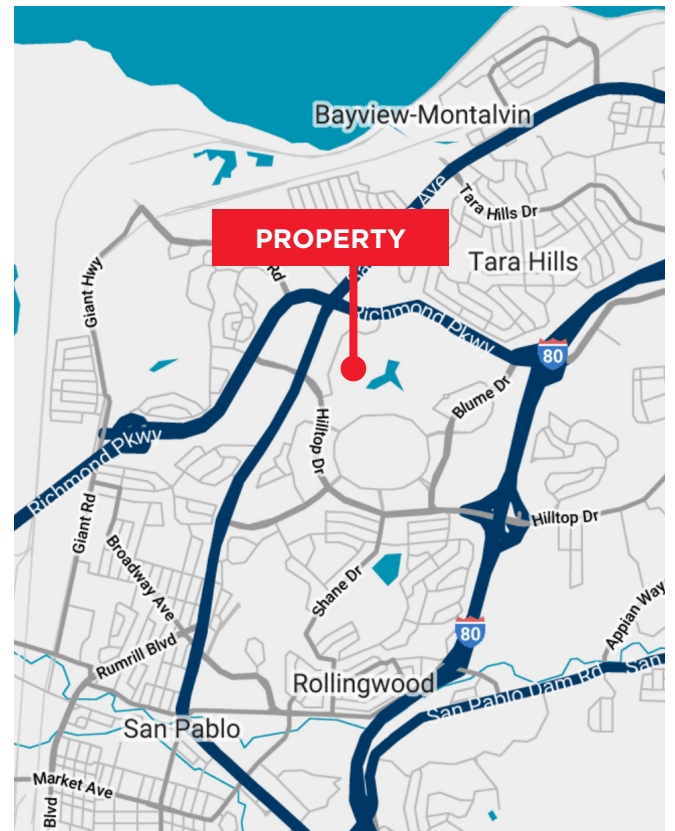
JEFFREY LEENHOUTS

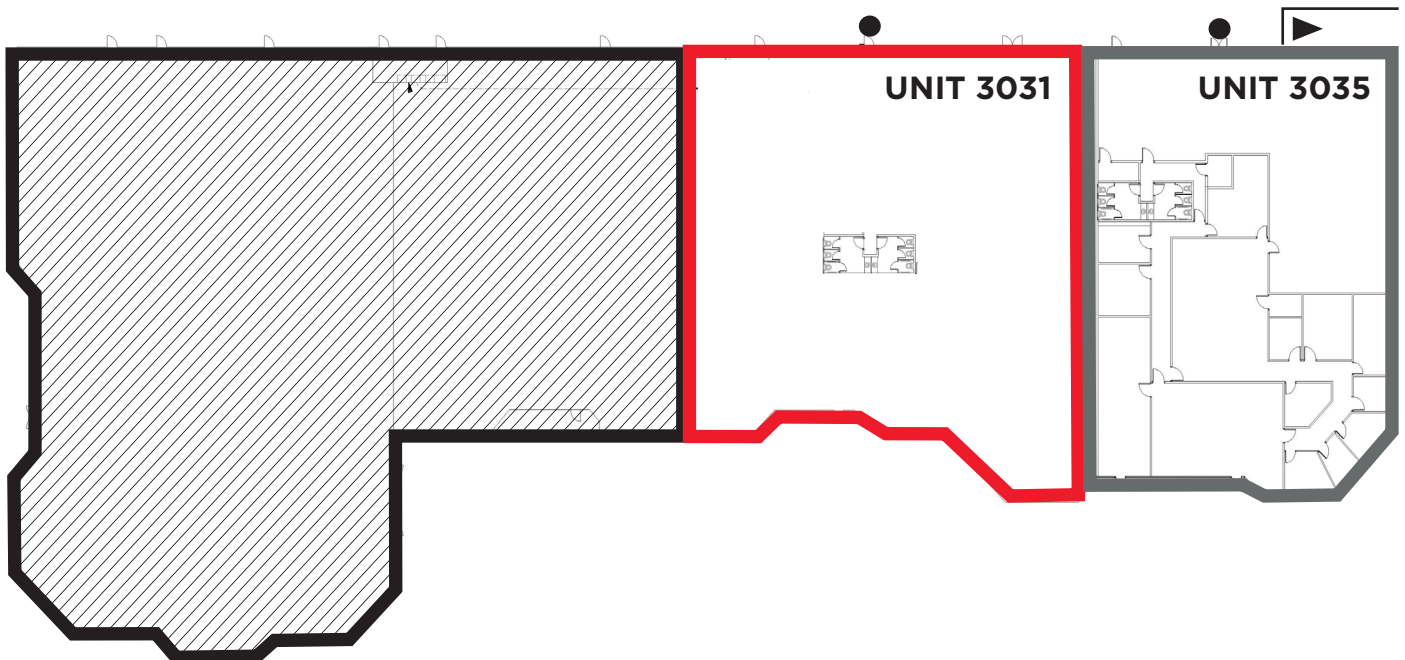
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