

**FOR LEASE**

# BRITANNIA BUSINESS PARK

## Property Highlights

- ±10,830 SF Office/Warehouse Space
- ±5,000 SF Offices
  - ±1,150 SF Showroom Entrance
  - ±400 SF Conference Room
  - Seven (7) Private Offices
  - Huge Breakroom/Kitchen
- Common Dock-High Loading Alongside Building
- One (1) Grade Level Loading Door
- 4/1,000 Parking
- 18' Clear Height
- Sprinklered
- Heated, Insulated Warehouse
- Extensive Glass Line and Numerous Skylights
- Close Proximity to Hilltop Mall and Amenities
- Adjacent Space (3031 Research) Also Available

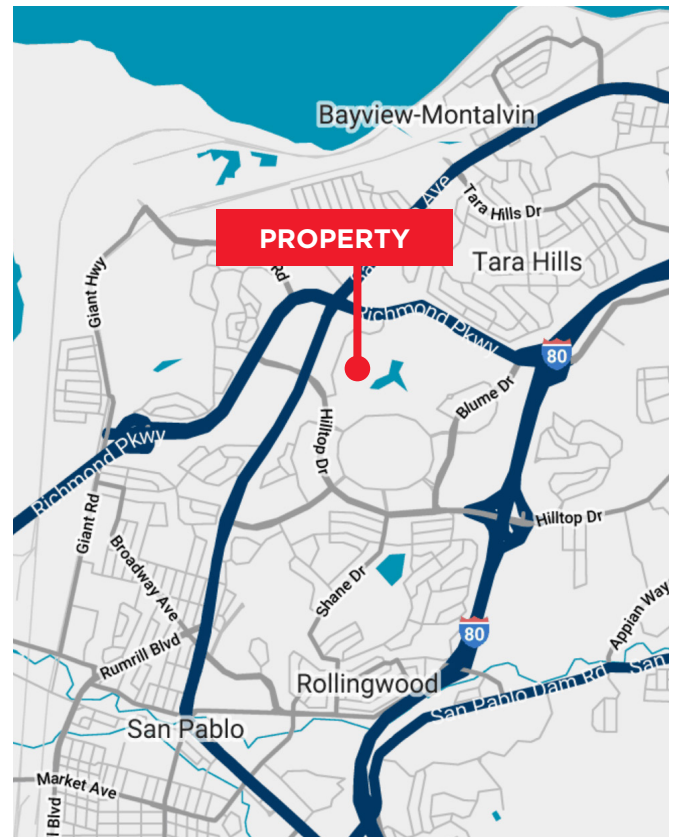
## JEFFREY LEENHOUTS

### Managing Director

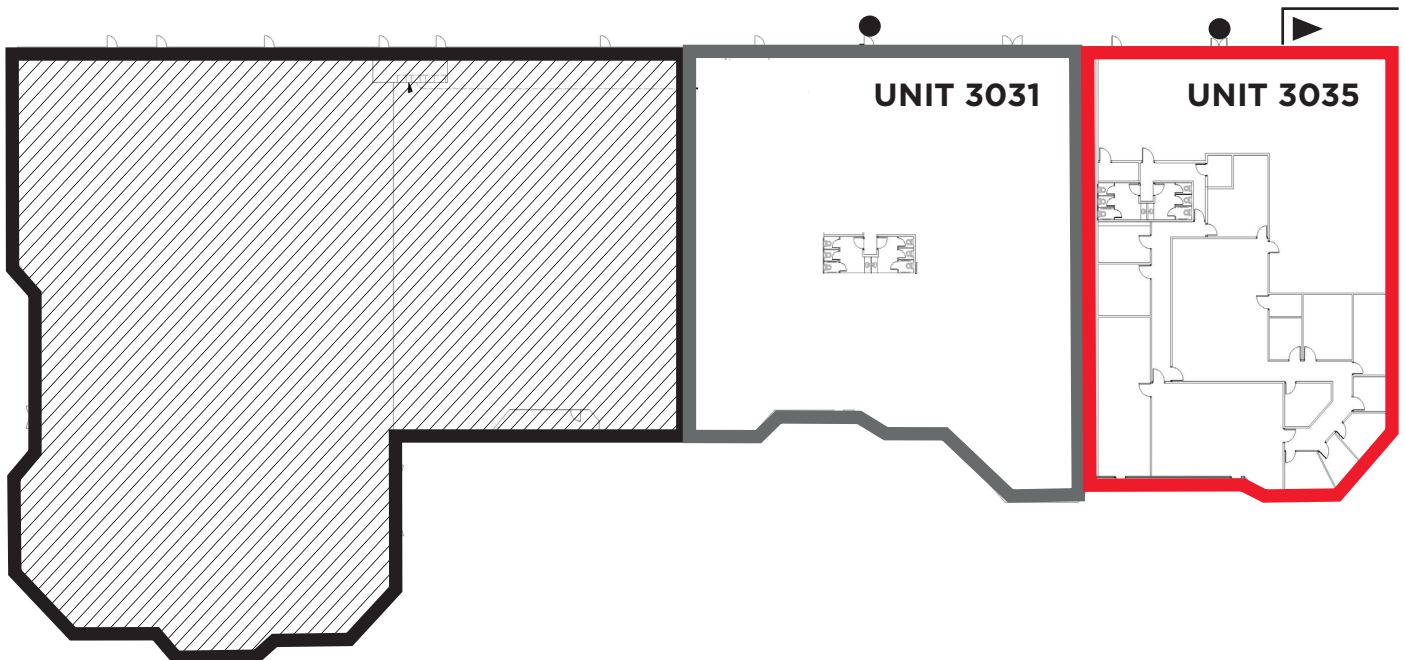
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