

PROPERTY FEATURES

- Campus like setting
- Six (6) grade level doors
- HVAC, LED lights, epoxy floor
- Parking for 85 automobiles



Building Size: 20,592 SF

Space Available: 20,592 SF

Office Area: +/- 5,325 SF

Warehouse Area: +/- 15,267 SF

Site Area: 1.63 AC

Clear Height: 22'

Grade Doors: Six (6)

Lighting: LED

Parking: 85 surface spaces

Year Built: 1989

Bay Size: Varied

Floor: 6" epoxy

Sprinkler: Ordinary hazard

HVAC: Warehouse HVAC

Lease Rate: \$10.95/SF NNN

Est 2025 Opex: \$2.99/SF

CAM \$1.61/SF Taxes \$1.11/SF

Ins. \$0.27/SF

AERIAL

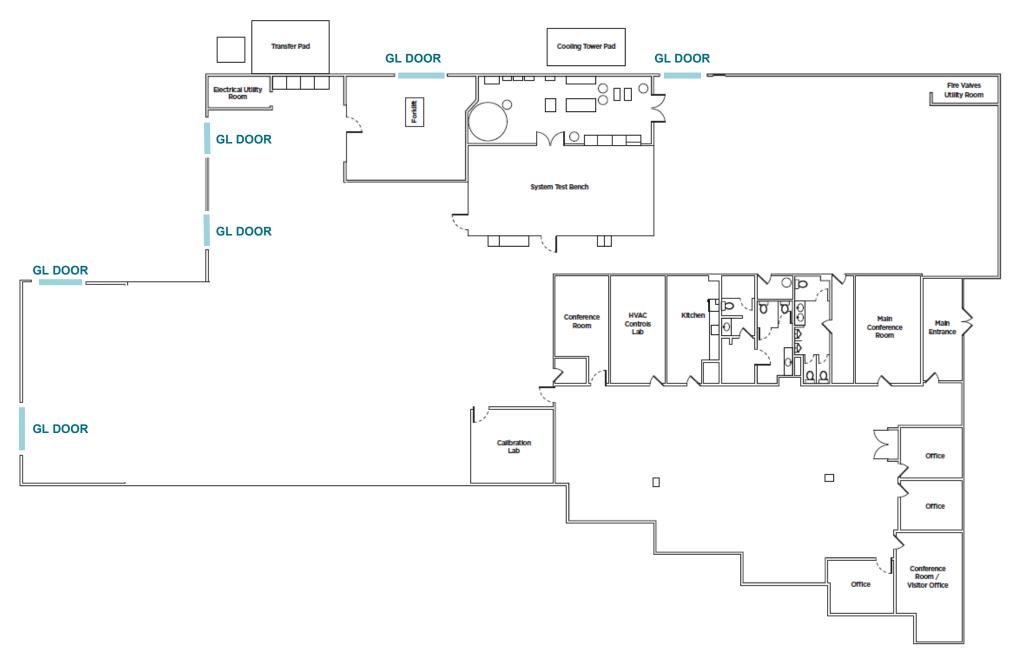




FLOOR PLAN



20,592 SF



PHOTOS















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