



## OFFICE/WAREHOUSE FOR SUBLEASE

### Property Highlights

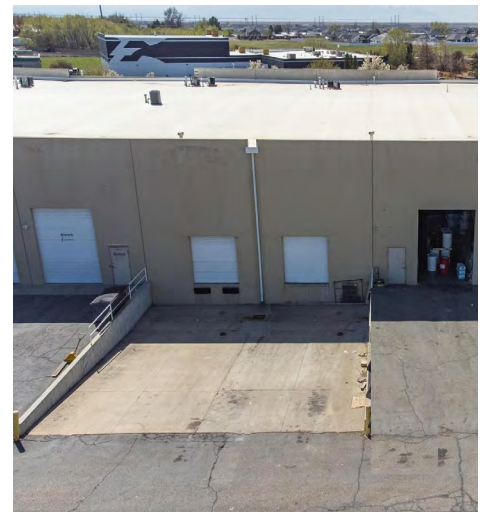
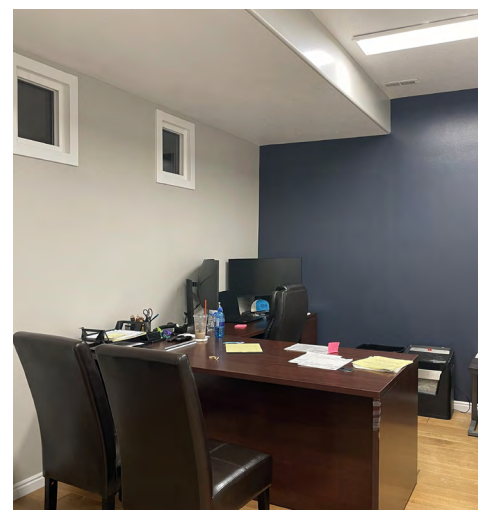
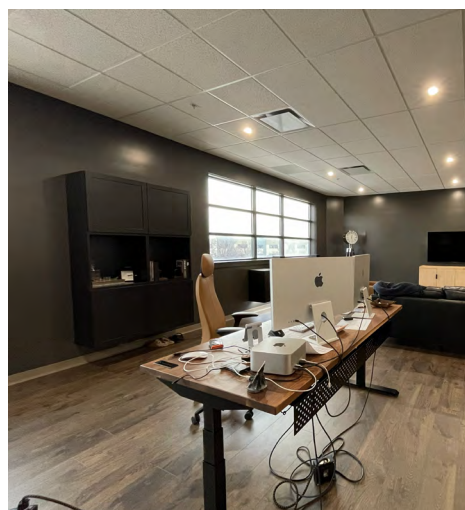
- Lease Rate: \$1.30 PSF/NNN
- Size: 6,400 SF
  - » 3,200 SF Warehouse
  - » 1,600 SF Office 1st Floor
  - » 1,600 SF Office 2nd Floor
- 9' x 9' Dock High Door
- 10' x 14' Ground Level Door
- 22' Clear Height
- Fire Sprinkled
- M-2 Zoning
- Multiple easy routes to I-15

**Josh Wangsgard, MBA**  
**Principal Broker**  
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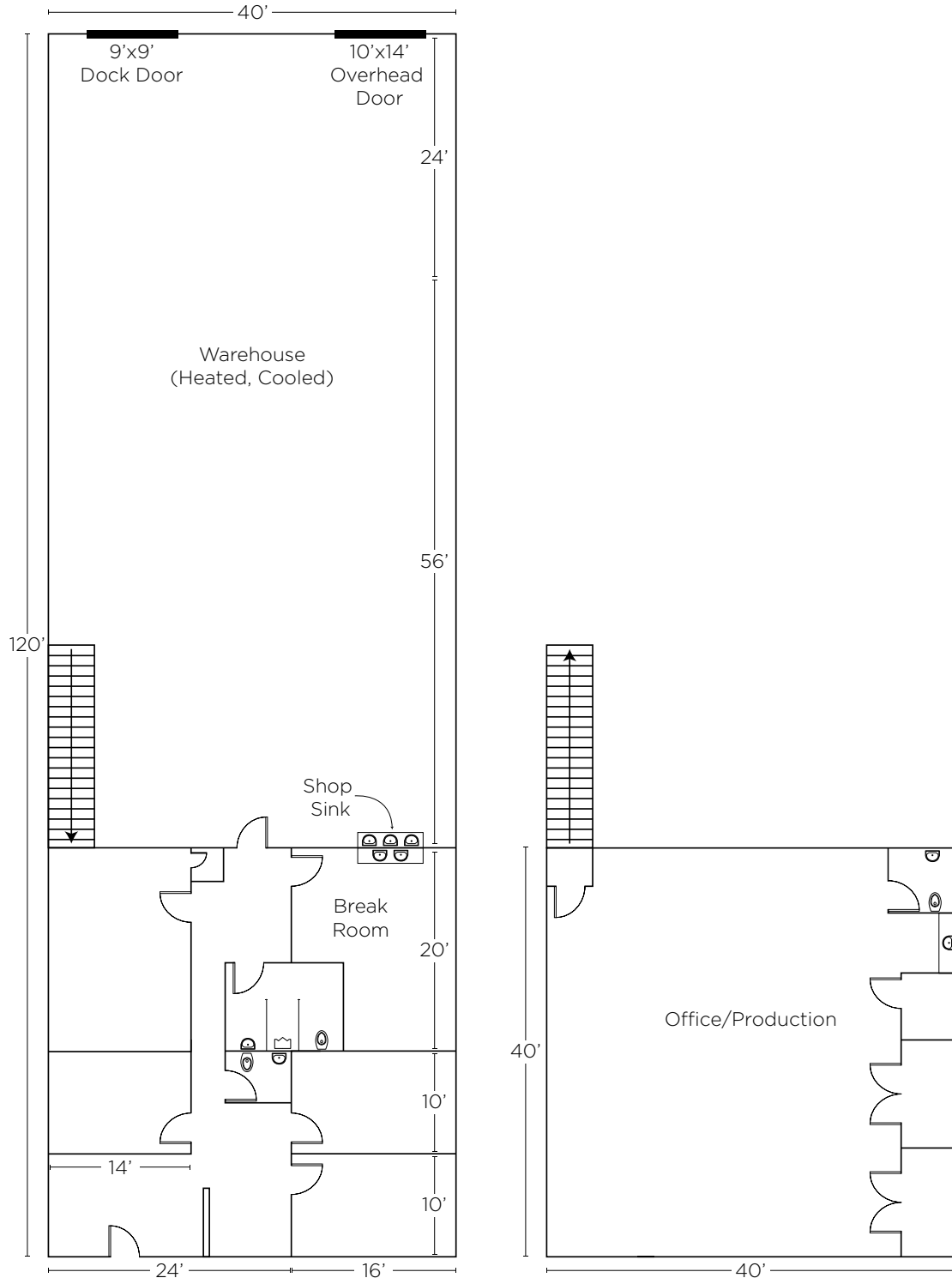
**cushmanwakefield.com**







**Floor Plan**

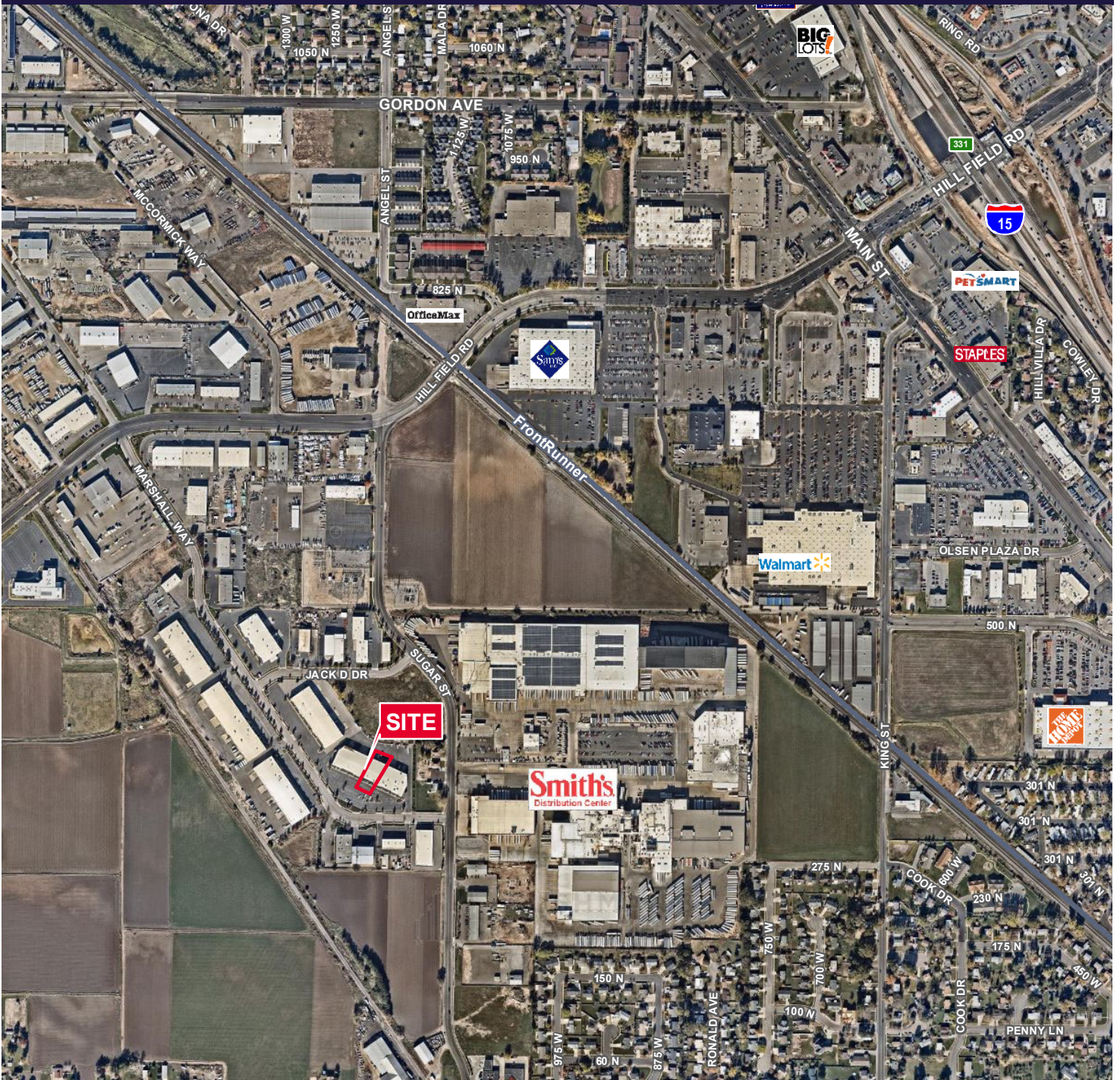


**First Floor**

**Second Floor**



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