

Property Memorandum – Unit 301

Property Overview:

Flex Space (Office + Warehouse)

Size: ±2,429 SF

Year Built: 2010

Ceiling Height: ~24 FT

Strategic Asking Price: \$710,000

Investment Highlights:

- Versatile office + warehouse configuration
- High ceilings ideal for storage or operations
- Modern construction and well-maintained
- Suitable for owner-user or investor
- Limited comparable inventory in the market
- Convenient access to major highways



