



PRIME NORTH END WAREHOUSE

Property:

- ±18,000 Sq. Ft. office/warehouse unit available for sublease
- **Opportunity for direct lease structure with building owner for longer-term tenants**
- Unit consists of ±14,175 Sq. Ft. warehouse and ±3,825 Sq. Ft. office
- Two drive-in doors (one 10' x 10' and one 10' x 12')
- One 8' x 10' semi-dock
- Clear height: 24'
- Column spacing: 40' x 45'
- Sublease expires 07/31/2028

Location:

- Excellent access to I-270 and I-71
- Minutes from US-23



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Property Specifications:

- ±18,000 Sq. Ft. office/warehouse unit available for sublease
- **Opportunity for direct lease structure with building owner for longer-term tenants**
- Unit consists of ±14,175 Sq. Ft. warehouse and ±3,825 Sq. Ft. office/show room
- Two drive-in doors (one 10' x 10' and one 10' x 12')
- One 8' x 10' semi-dock
- Clear height: 24'
- Column spacing: 40' x 45'
- Sublease expires 07/31/2028

Rental Rate:

- \$10.25/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$3.29 /Sq. Ft. (taxes, insurance, CAM)

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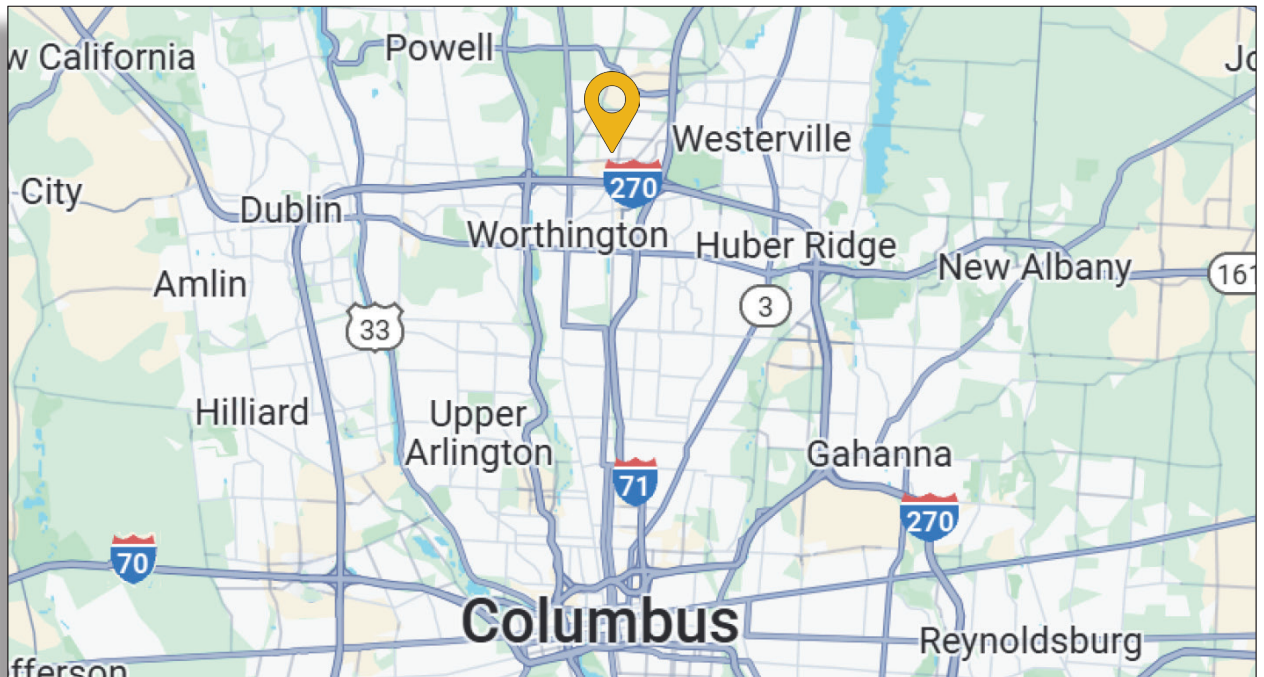
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