



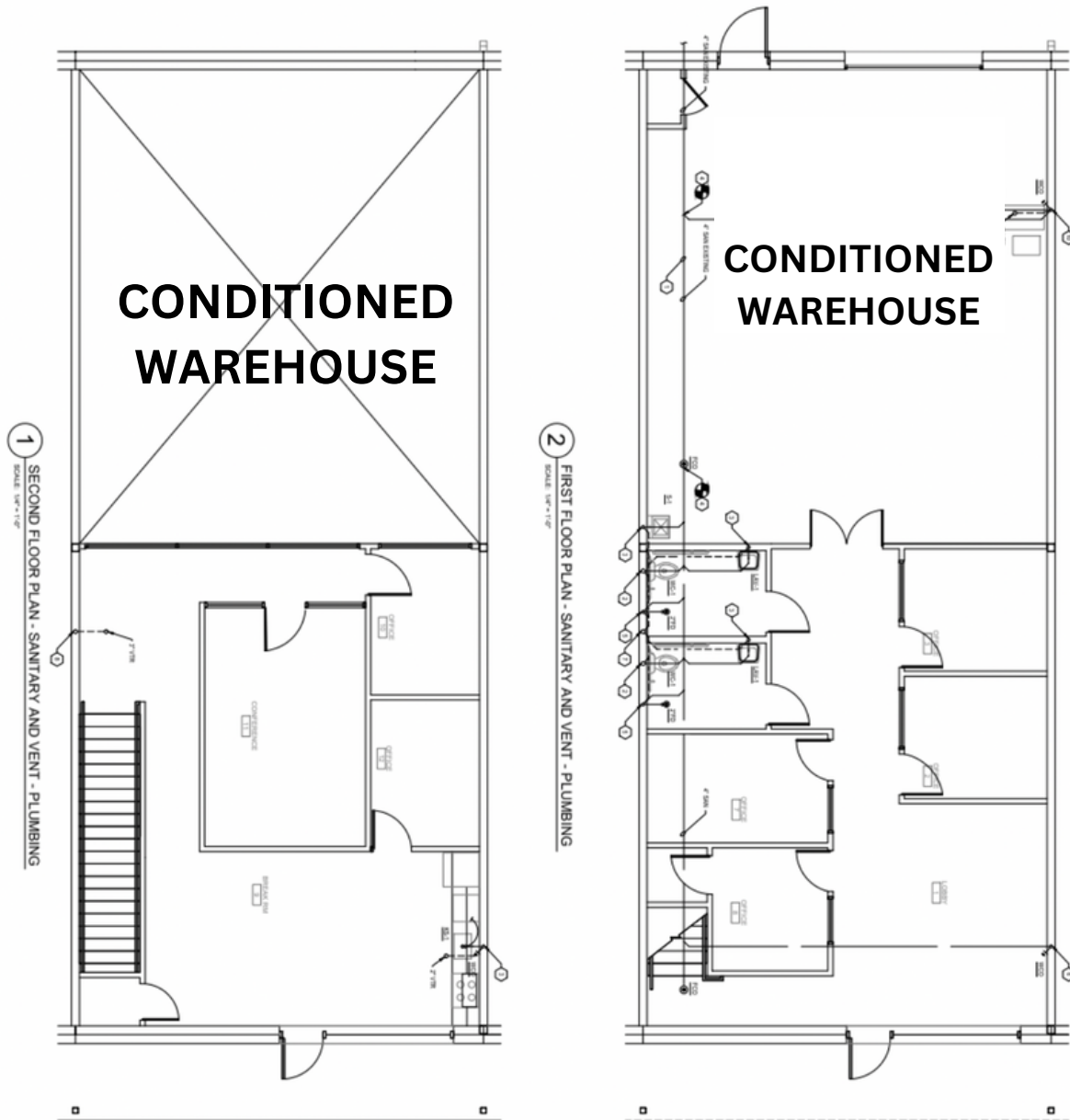
- Available Immediately
- 3454.5 SF comprised of 2189 SF of first floor, 1103 SF of enclosed second floor, and 162.5 SF of covered exterior
- 60/40 - Office/ warehouse
- Second generation space
- \$19.80 PSF
- \$4.40 NNN
- 3-5 years lease
- Approx. 24' clear height warehouse
- 3.3 : 1000 parking
- Fully conditioned warehouse

**LOCATED:
1 MILES FROM 183
1.3 MILES FROM US 290
2 MILES FROM IH 35**

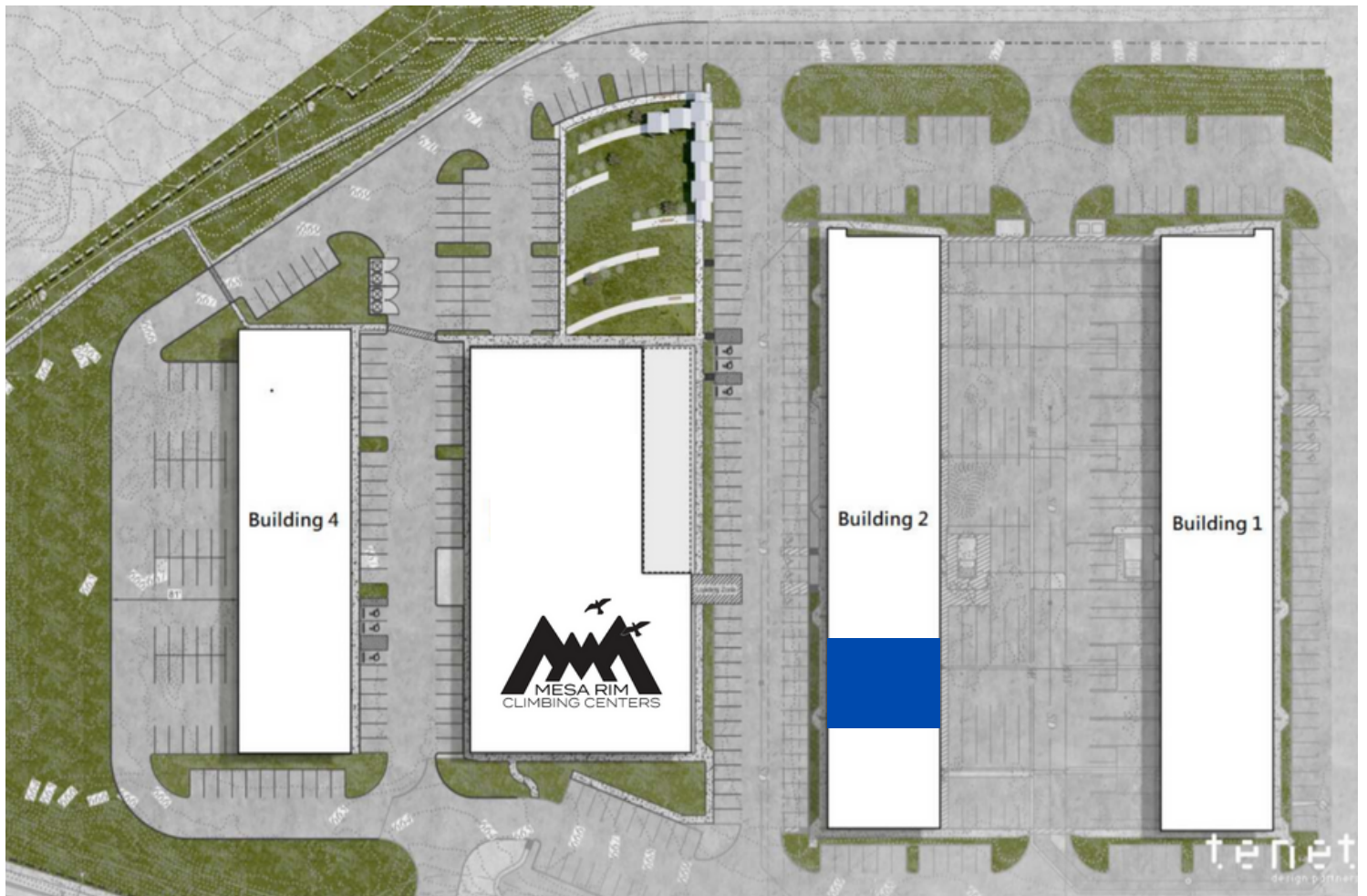
Photos



Floor Plan



SHELDON COVE SITE PLAN



SUITE J



1205 SHELDON COVE

BLD. 2 ST. J



JASON@METISCRE.COM

COLIN@DEETERINV.COM



1205 SHELDON COVE

BLD. 2 ST. J



JASON@METISCRE.COM

COLIN@DEETERINV.COM