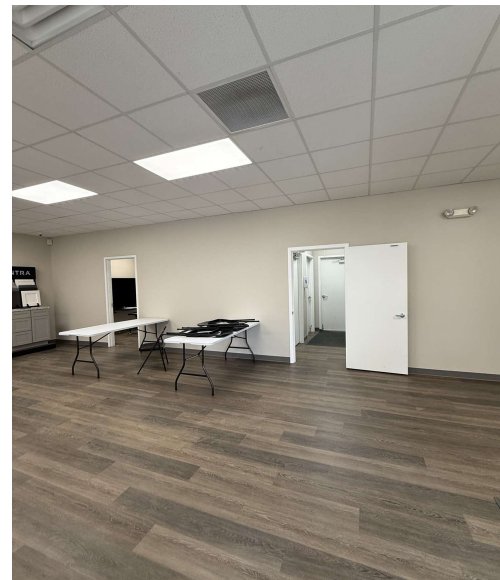
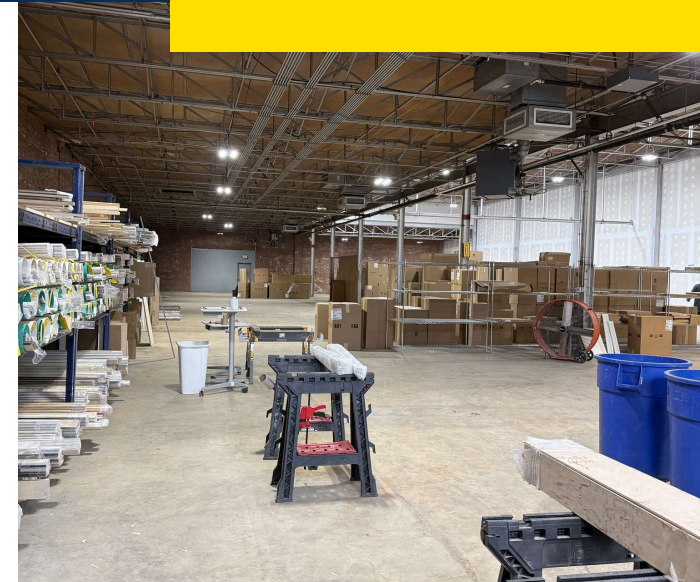
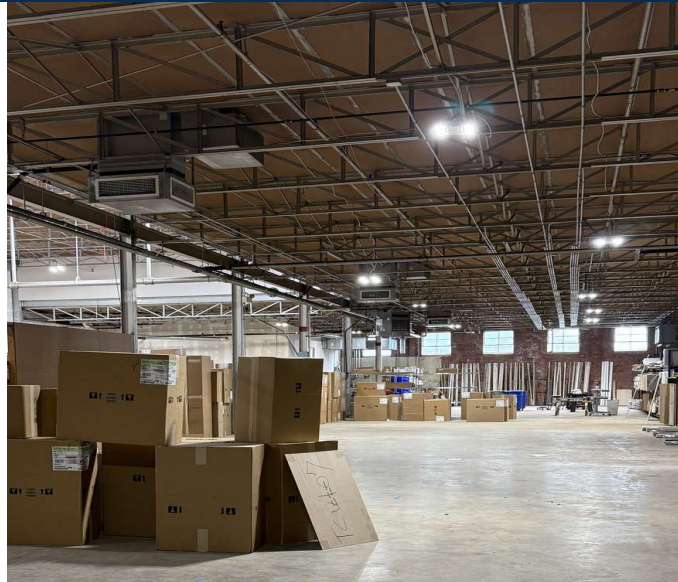


Offering Summary

Lease Rate:	\$7.00 SF/YR (NNN)
Available Space:	13,849 SF (23,679 SF Max Contig.)
Office Space:	Yes: 1,889 +/- SF
Zoning:	I-2

Property Overview

A centrally located distribution warehouse providing 13,317+/- SF of adaptable space. The property features 11,428+/- SF of open warehouse area with varying clear heights, including a low bay of 14' and a high bay of 20'10". The warehouse is equipped with two dock-high doors (8' wide x 10' tall) and includes heating and air conditioning (operability not warranted). Complementing the warehouse is 1,889+/- SF of newly renovated office space in excellent condition. This attractive office area comprises a large reception/admin area, four private offices, a conference room, a spacious break room, and two restrooms, all finished with appealing modern finishes throughout.



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