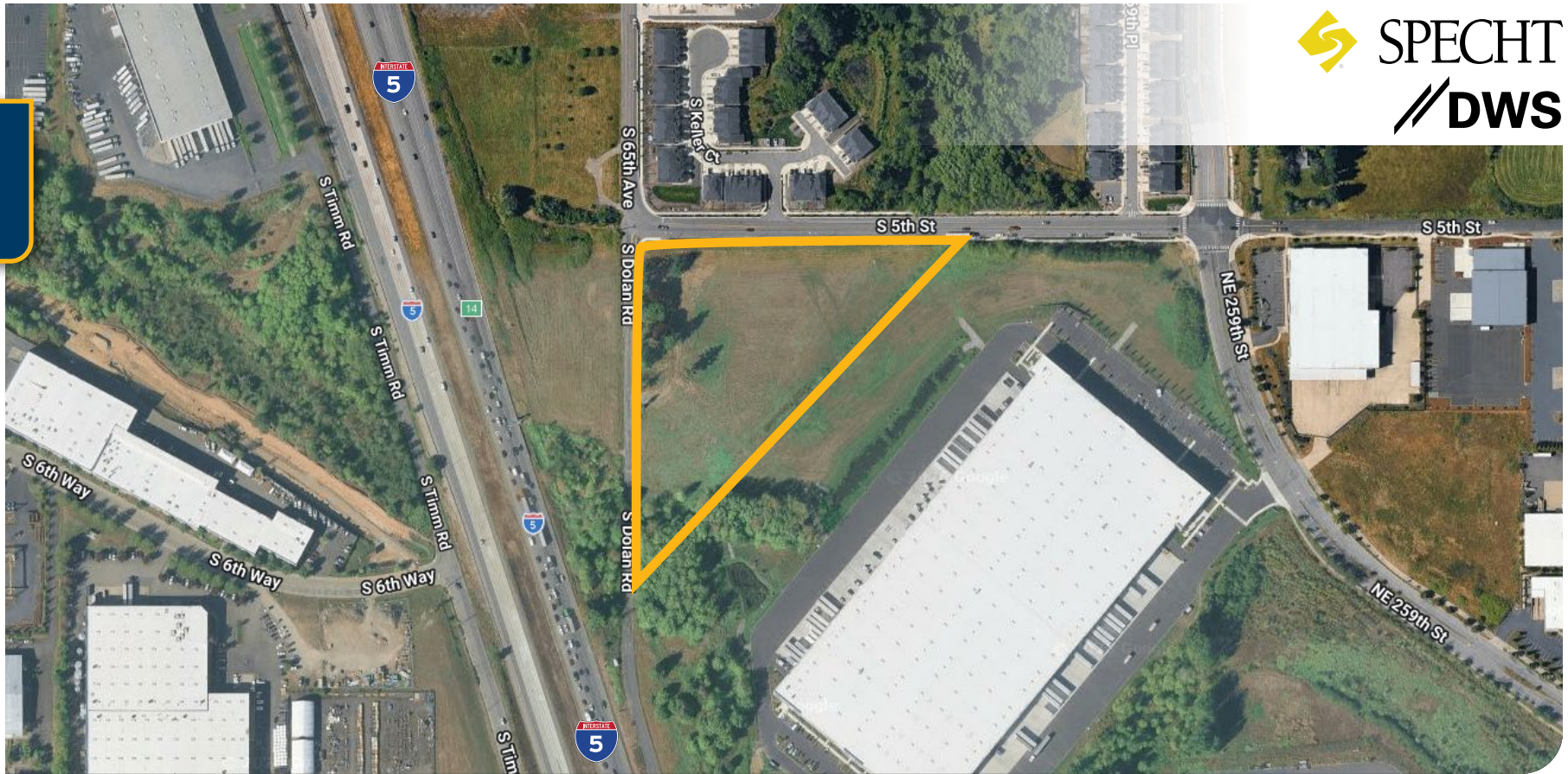




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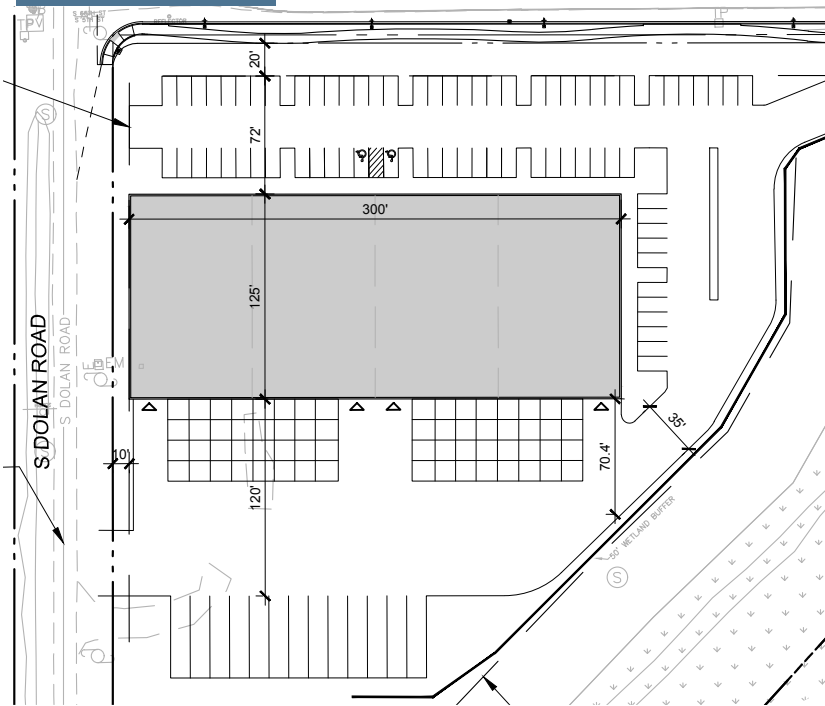
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PROPERTY SUMMARY

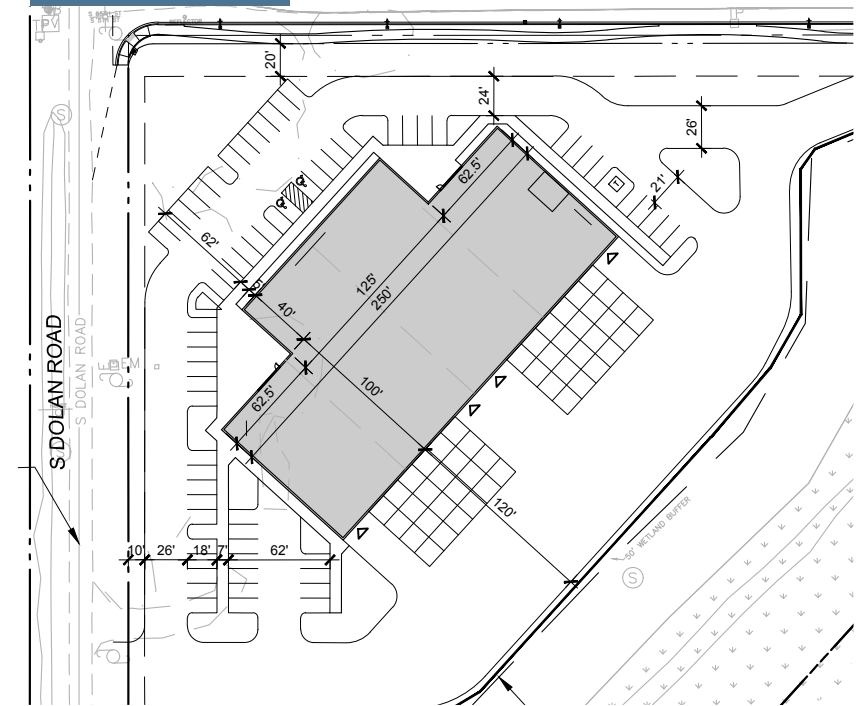
Conceptual Site Plan 1*



PROPERTY DETAILS - CONCEPTUAL SITE PLAN 1

Available Space	± 37,500 SF BTS
Lot Area	7.38 Acres
Office	To Suit Tenant
Dock High Doors	18 Doors
Grade Level Doors	4 Doors
Auto Parking	75 Spaces
Trailer Parking	13 Stalls
Zoning	Employment Mixed-Use Overlay (EMUO)

Conceptual Site Plan 2*



PROPERTY DETAILS - CONCEPTUAL SITE PLAN 2

Available Space	± 30,000 SF BTS
Lot Area	7.38 Acres
Office	To Suit Tenant
Dock High Doors	12 Doors
Grade Level Doors	4 Doors
Auto Parking	65 Spaces
Zoning	Employment Mixed-Use Overlay (EMUO)

*Shown building configurations are conceptual and can be modified to meet tenant requirements.



LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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