

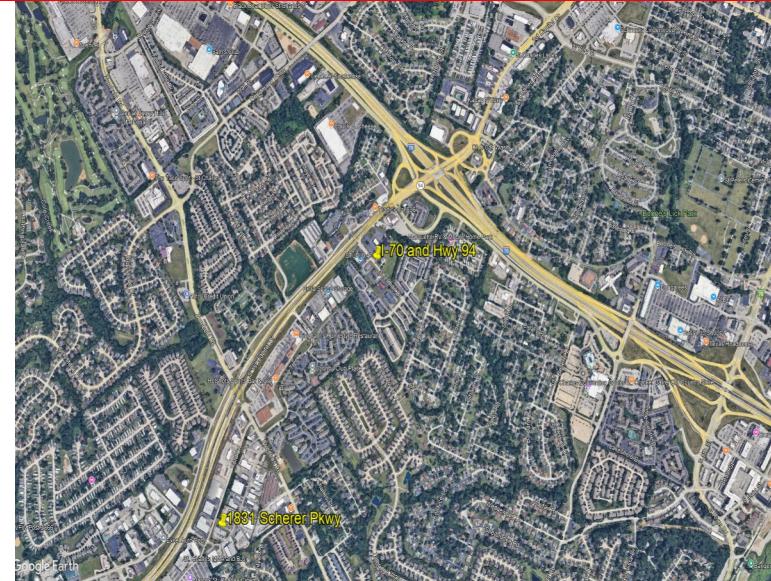


OFFICE / WAREHOUSE SPACE

- **2,240 S/F Office/Warehouse space**
- **875 S/F Showroom, 35' x 25'**
- **837 S/F Warehouse, 31' x 27'**
- **200 S/F Private Office, 20' X 10'. The balance of space is bathroom/hallway and mechanical.**
- **10' x 10' Dock Door**
- **Professional glass storefront**
- **Fully Climate Controlled, New HVAC Aug/2025**
- **Easy/quick access to Highway 70 & Highway 364. Just a mile south of I-70 on Hwy 94**

- **Asking Price-\$2,613 Per Month**

(Gross Lease)



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