



INNOVATION BUSINESS PARK

Property:

- ±24,000 Sq. Ft. end unit available; divisible
- Multiple semi docks and drive-in doors
- Depth 100'; column spacing; 33'W x 50' D
- ±24' clear height
- Real estate tax abatement: 50% to 75%
- Abundant overflow car parking

Location:

- Located off Sawmill Pkwy. & US-42
- One mile to US-23 & 10 miles to Rt. 33



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Property Specifications:

- Min. Available: ±6,000 Sq. Ft.
- Max. Available: ±24,000 Sq. Ft.
- Clear Height: 24'
- Column Spacing: 33' W to 50' D
- Building depth: 100'
- Zoned: PMU (Planned Mix Use)
- Built in: 2020
- Sprinkler: ESFR

Rental Rate:

- Negotiable NNN rental rate
- 2025 Estimated Operating Expenses: \$1.66/Sq. Ft. (taxes, insurance, CAM)
- In addition, tenant to pay own utilities, trash removal and janitorial

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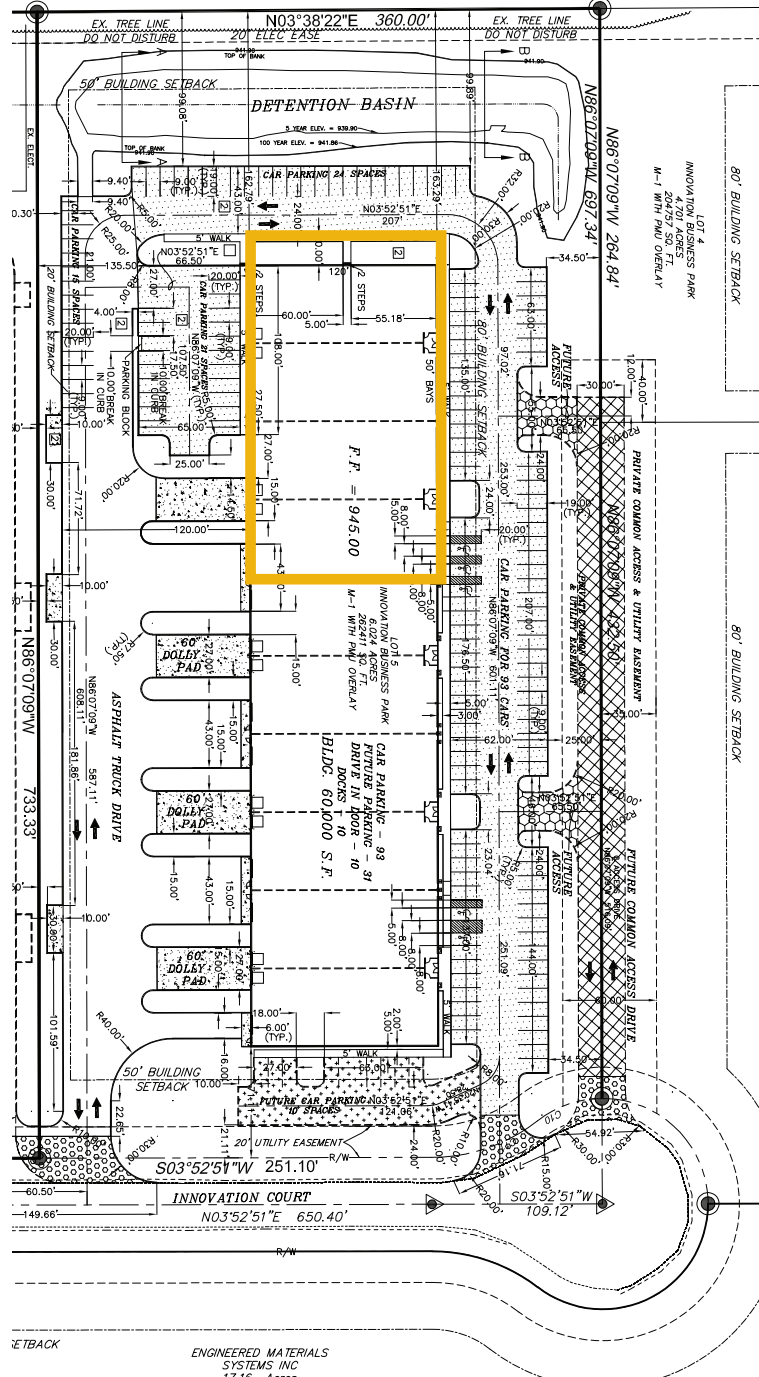
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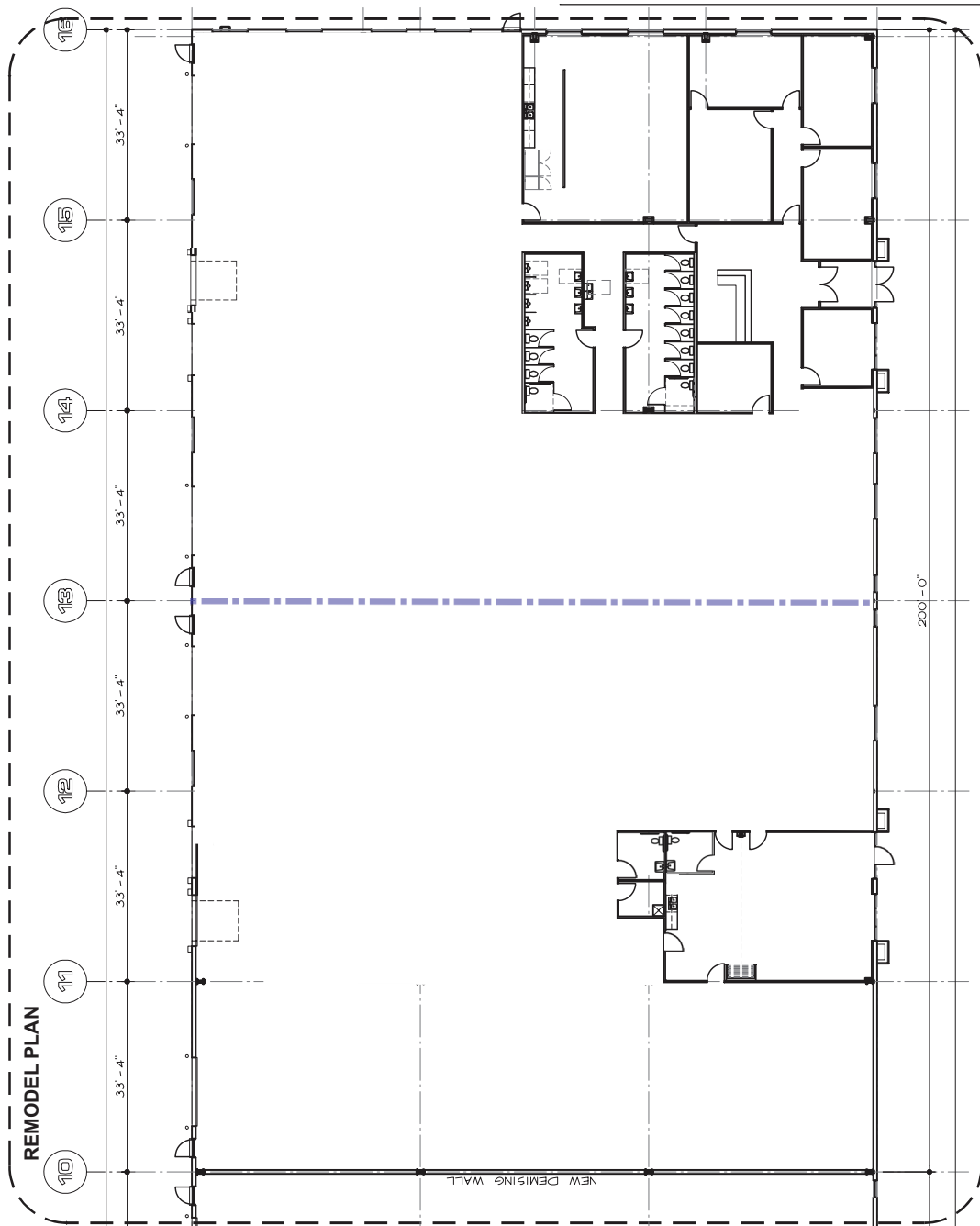




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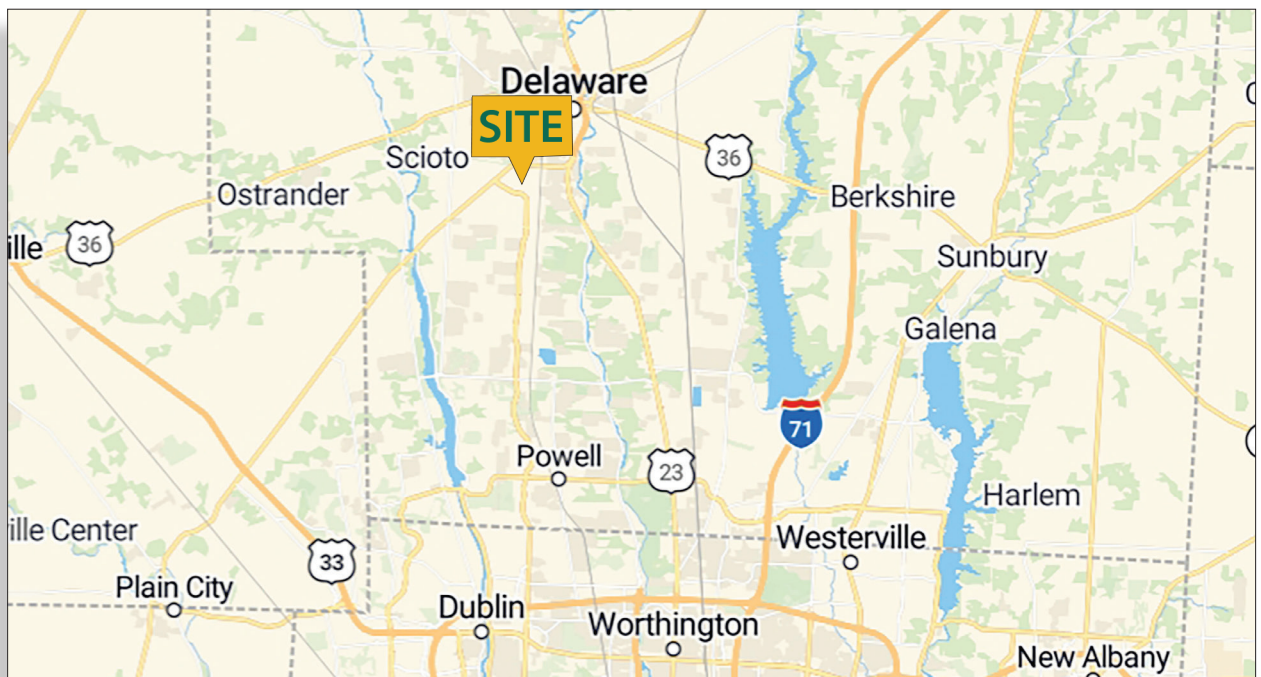




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