



Property:

- ±5,000 Sq. Ft. office/warehouse
- ±2,500 Sq. Ft. office including 7 private offices, kitchenette, men's & women's restrooms
- 16'-18' clear height
- 14' drive-in door
- Lot size 1.1 acre



Location:

- Just off Industrial Parkway
- Near Costco
- Within 1 mile of US 33 & Post Rd.
- Less than 5 minutes to I-270



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Property Specifications:

- ±2,500 Sq. Ft. office
- ±2,500 Sq. Ft. warehouse
- One 14'x12' drive-in door
- City utilities except for well
- 50' depth
- 200 AMP single phase power
- Commerce District zoning
- Year built: 1998

Lease Rate:

- \$16.80/Sq. Ft. NNN or \$7,000.00 per month
- 2024 Estimated Real Estate Taxes \$1.41/Sq. Ft. or \$7,053.00 annually
- Tenant pays maintenance, repairs, janitorial, utilities, snow removal & lawn care

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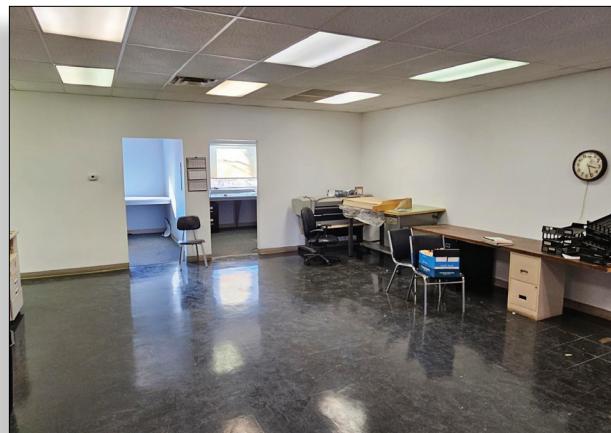
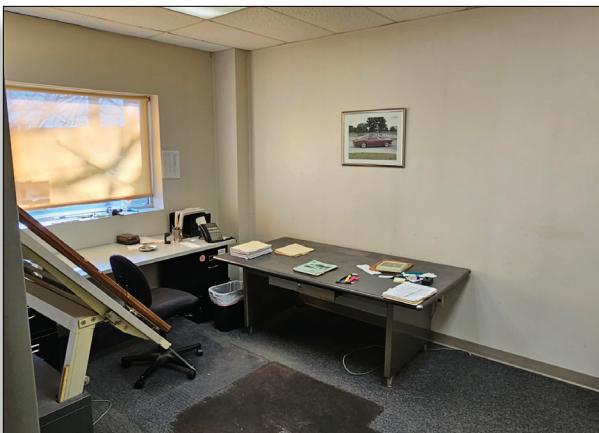
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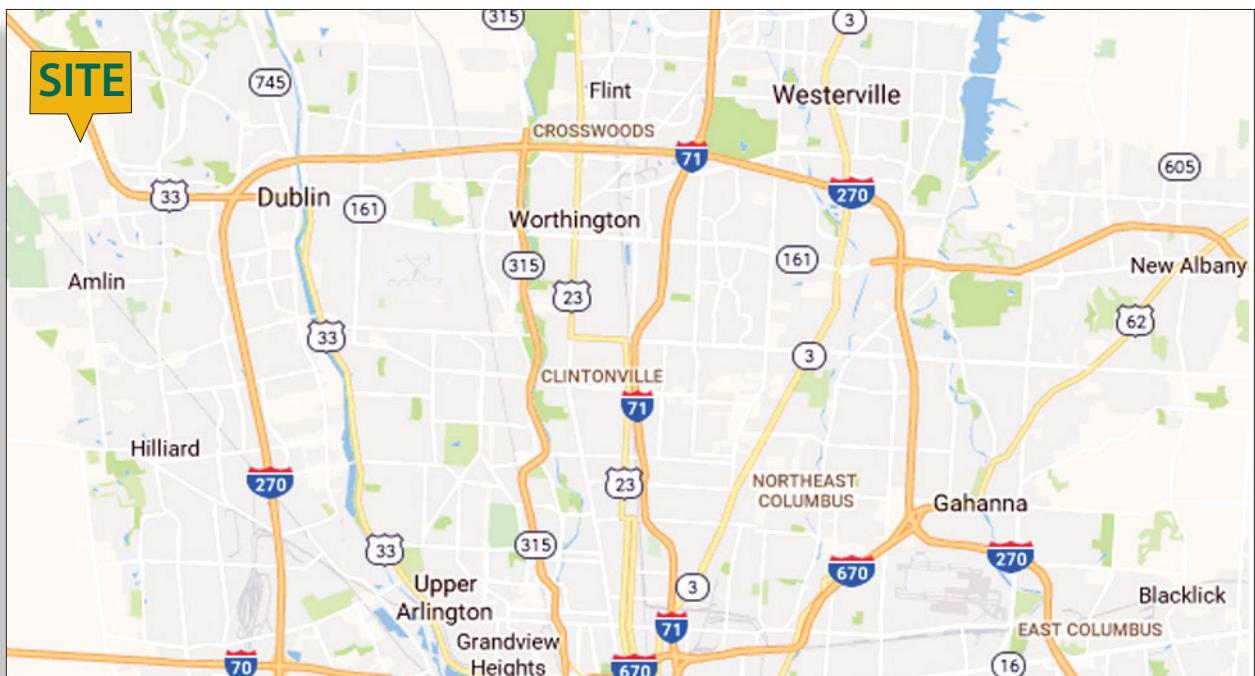
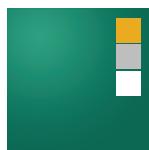




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