



1205 SHELDON COVE

BLD. 4 ST. A-H



- Available mid-2024
- Approx. 27,000 SF *space is divisible to suit tenants needs
- Suites A - H (~3,300 sf each)
- 60/40 - Office/ warehouse
- First generation space
- \$19.80 PSF NNN
- 3-5 years lease
- Approx.24' clear height warehouse
- 3 : 1000 parking
- High TI Allowance5
- 60,000 sf Gym and Green Space amenities completed in 2021

LOCATED:

1 MILES FROM 183
1.3 MILES FROM US 290
2 MILES FROM IH 35



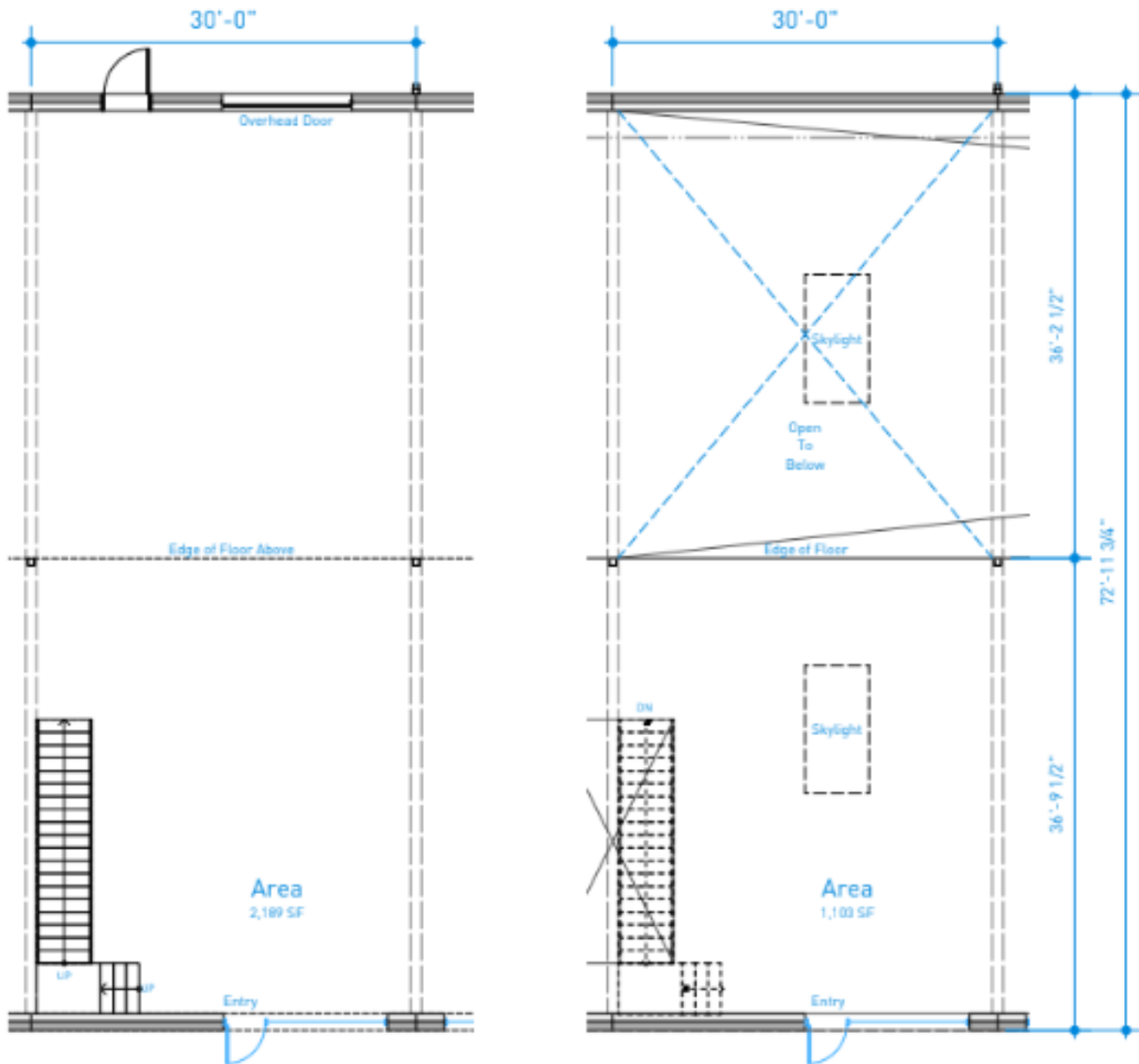
JASON@METISCRE.COM

COLIN@DEETERINV.COM

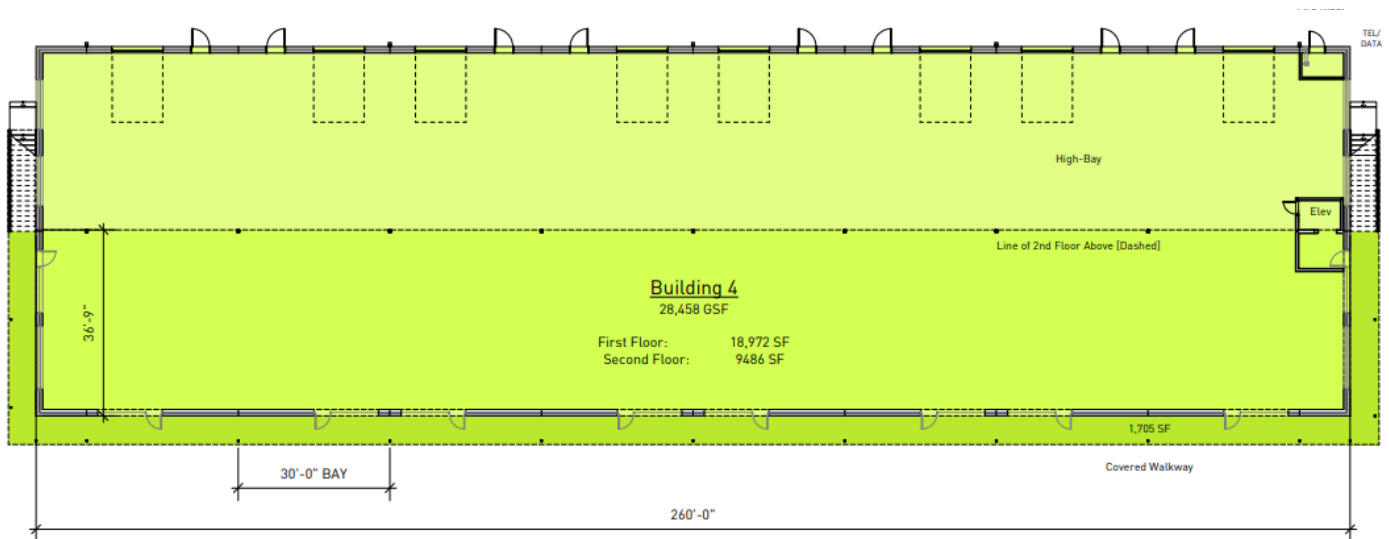
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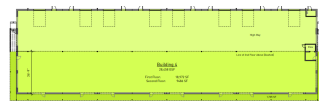
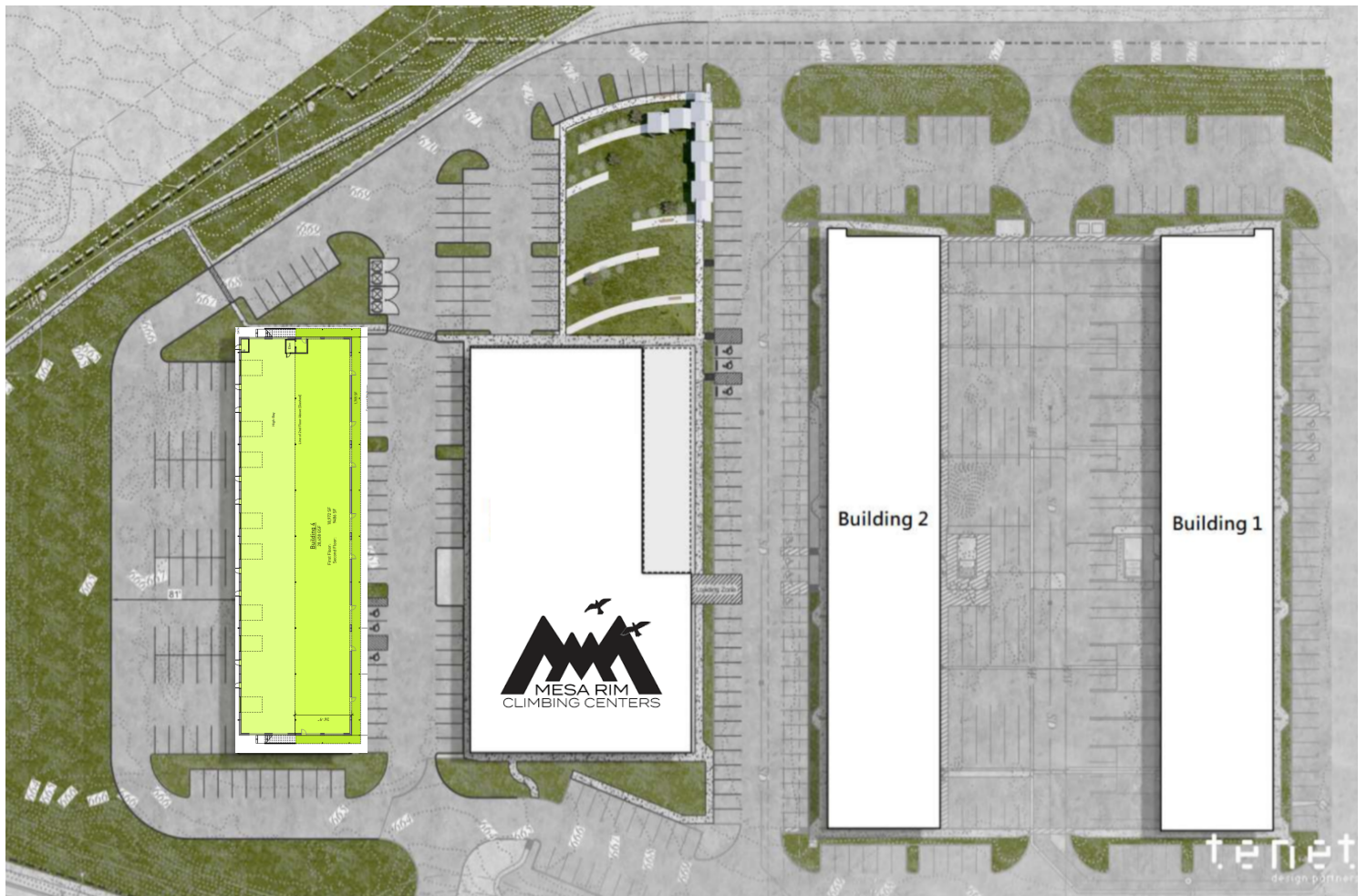
SINGLE SUITE



BUILDING 4 LAYOUT

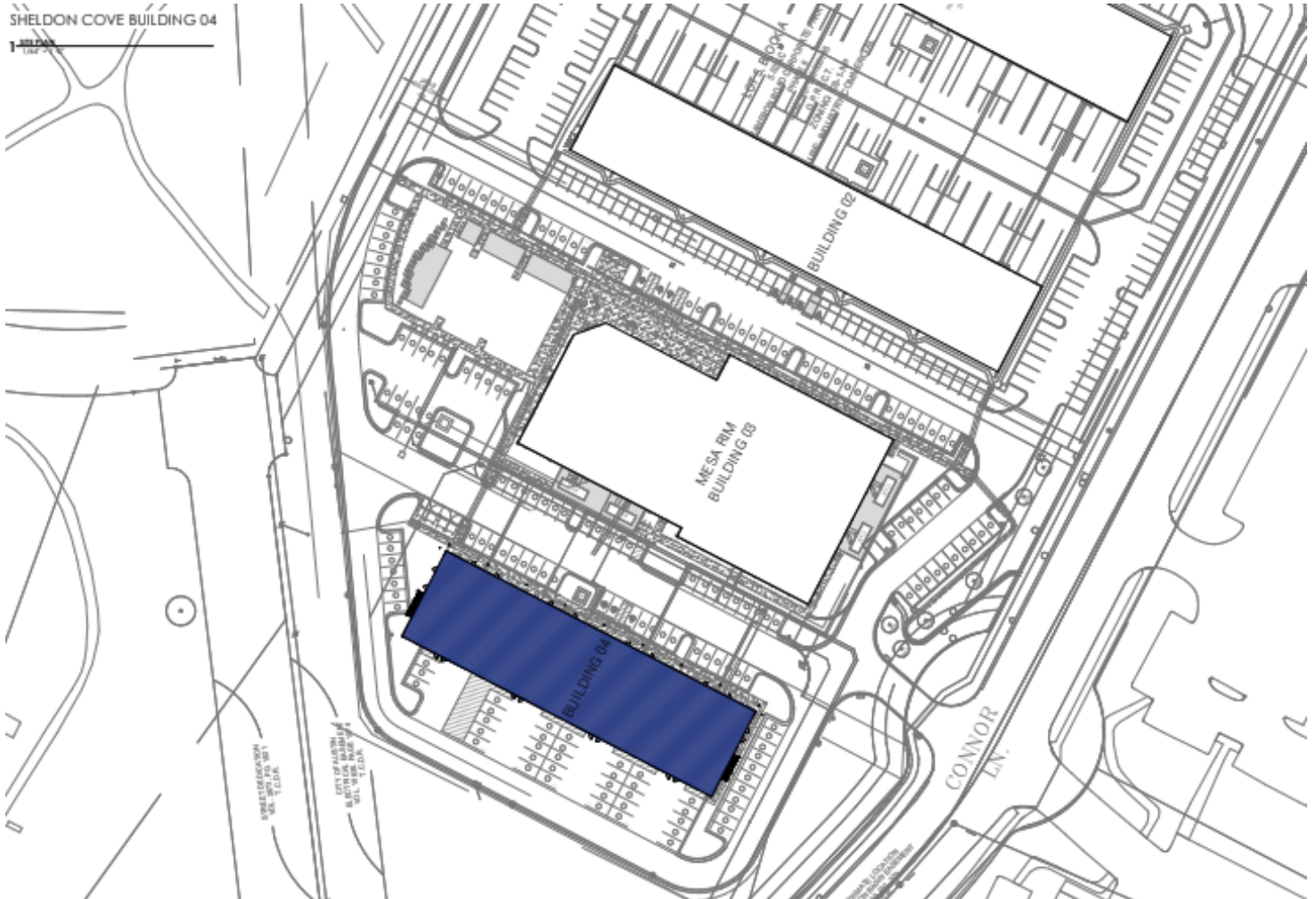


SHELDON COVE SITE PLAN



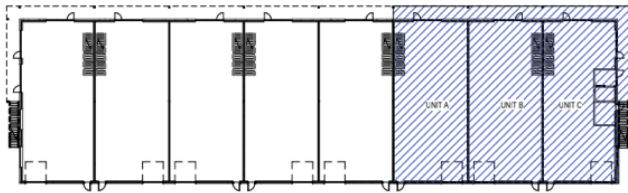
=Suite A, B, C, D,
E, F, G, H

SHELDON COVE SITE PLAN

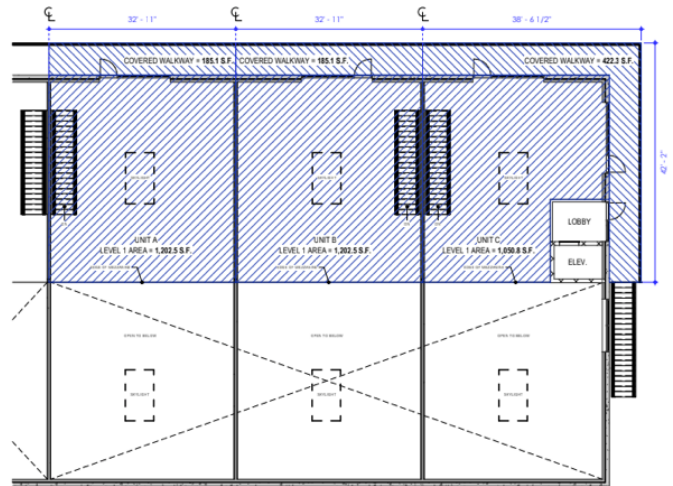
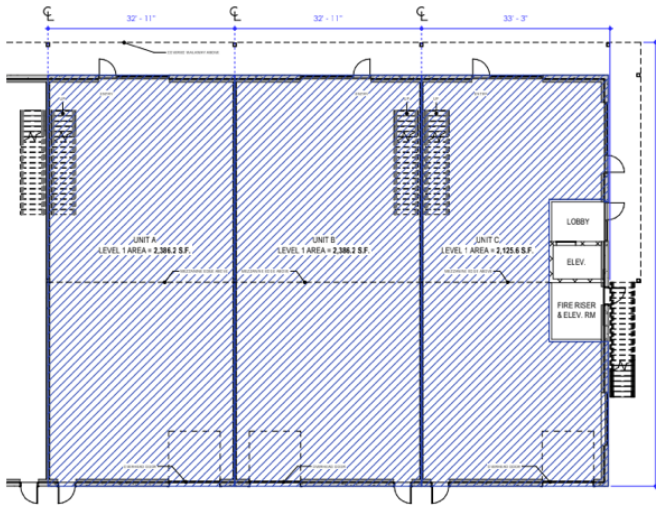


Building 4 Design

2022 08 18 DEMISED UNIT SF BREAKDOWN



UNIT A	UNIT B	UNIT C
LEVEL 1: 2,386.2 S.F.	LEVEL 1: 2,386.2 S.F.	LEVEL 1: 2,126.6 S.F.
LEVEL 2: 1,202.5 S.F.	LEVEL 2: 1,202.5 S.F.	LEVEL 2: 1,050.8 S.F.
COVERED WALKWAY: 185.1 S.F.	COVERED WALKWAY: 185.1 S.F.	COVERED WALKWAY: 422.3 S.F.
TOTAL: 3,773.8 S.F.	TOTAL: 3,773.8 S.F.	TOTAL: 3,599.7 S.F.
TOTAL SUM OF UNITS A,B,C: 11,147.3 S.F.		



tenet
DESIGN

SHELDON COVE SITE PLAN



Building 4 Suite
A, B, C, D, E, F, G,
H



1205 SHELDON COVE

BLD. 4 ST. A-H



BUILDING 4 VISIBILITY



GREEN SPACE WITH AMENITIES

Building 4 Suite
A, B, C, D, E, F, G,
H



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1205 SHELDON COVE

BLD. 2 ST. A-H



GREENSPACE PLANNING



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BLD. 4 ST. A-H



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