



NOW LEASING



Features:

- 22,035 SF | \$12/SF NNN
- 2 minutes to I-80
- Clear Ceiling Height: 26'
- 3 Truck-level Dock Doors
- Finished Offices: South Side 4,035 SF
- Warehouse Area: South Side 18,000 SF
- Fiber Available

Joe Militti

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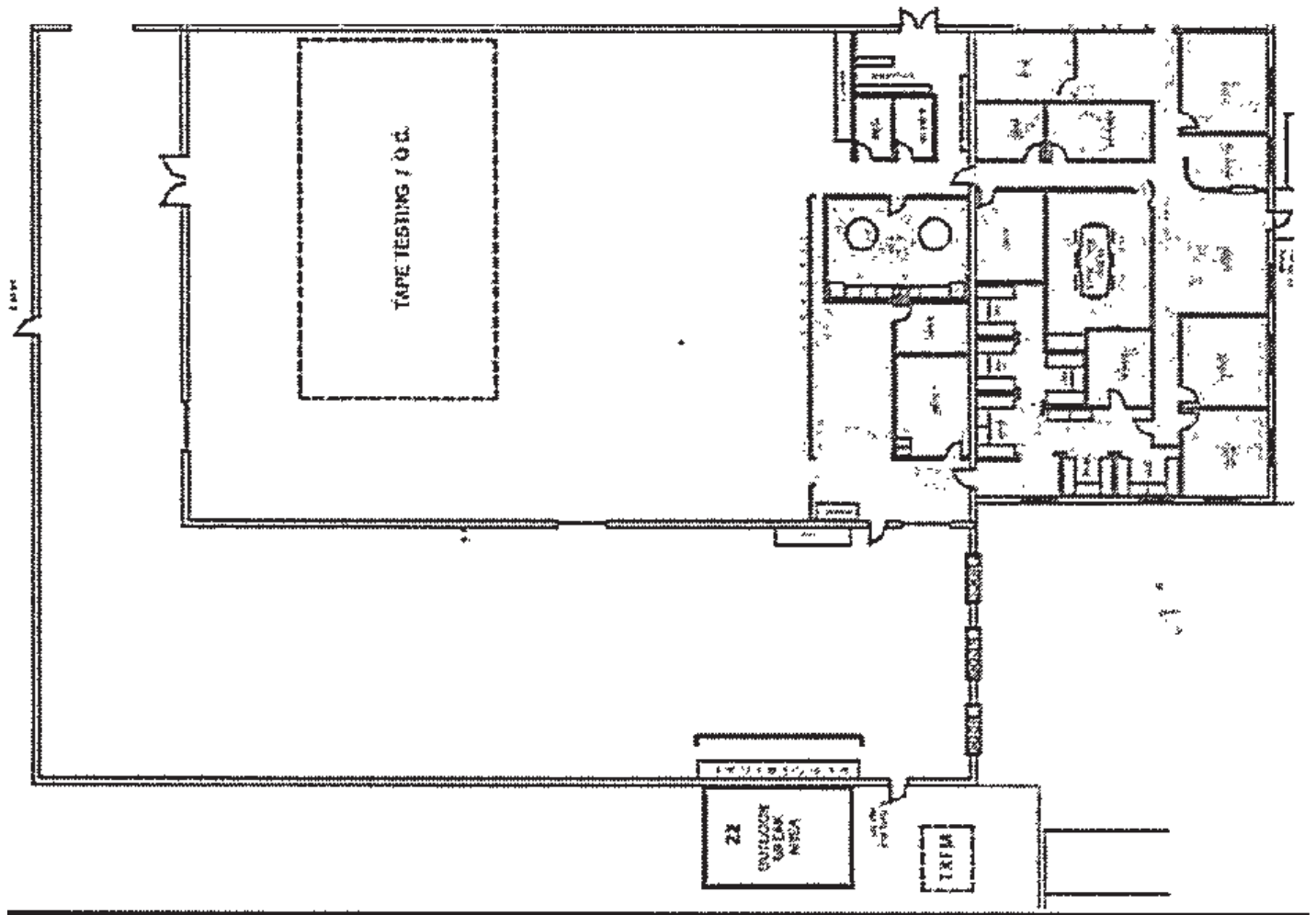
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SOUTH SIDE WAREHOUSE ELECTRICAL CAPACITY:

- Power: 2000a/277-488v 3p Heavy
- South side of the Property includes an overhead electrical busway (120/208V) with movable plug-in power drops throughout the warehouse. This industrial-grade system allows tenants to easily add, relocate, or adjust equipment without extensive rewiring—perfect for assembly lines, electronics assembly, fulfillment/kitting operations, light manufacturing, or packaging lines. Offers exceptional flexibility for users needing multiple powered workstations.



Floor Plan - South Side



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Demographics

Population

- 1 mile: 4,593
- 3 miles: 97,270
- 5 miles: 281,517

Average Household Income

- 1 mile: \$68,055
- 3 miles: \$99,608
- 5 miles: \$104,246

Median Household Income

- 1 mile: \$55,654
- 3 miles: \$76,987
- 5 miles: \$79,636

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*Demographic Information courtesy of Regis Online Sites USA