



## WESTPOINTE BUSINESS PARK BUILDING K

### Property:

- ±11,565, 22,558, up to 34,123 Sq. Ft. available for lease
- 22' clear ceiling height
- Two (8'x10') dock doors & one (12'x14') drive-in door
- Situated on ±6.50 acres of land
- High quality, tilt-up concrete construction
- +/- 50% air-conditioned units

### Location:

- Roberts Rd. & I - 270 interchange
- Easy access to I - 270 and I - 70
- 15 minutes to Downtown CBD



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**Property Specifications:**

- ±11,565, 22,558, up to 34,123 Sq. Ft. available for lease
- High quality, tilt-up concrete construction
- 22' clear ceiling height
- Built in 1988

**Rental Rate:**

- Negotiable
- 2026 Estimated Operating Expenses: \$2.19/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

**Available Suites:**

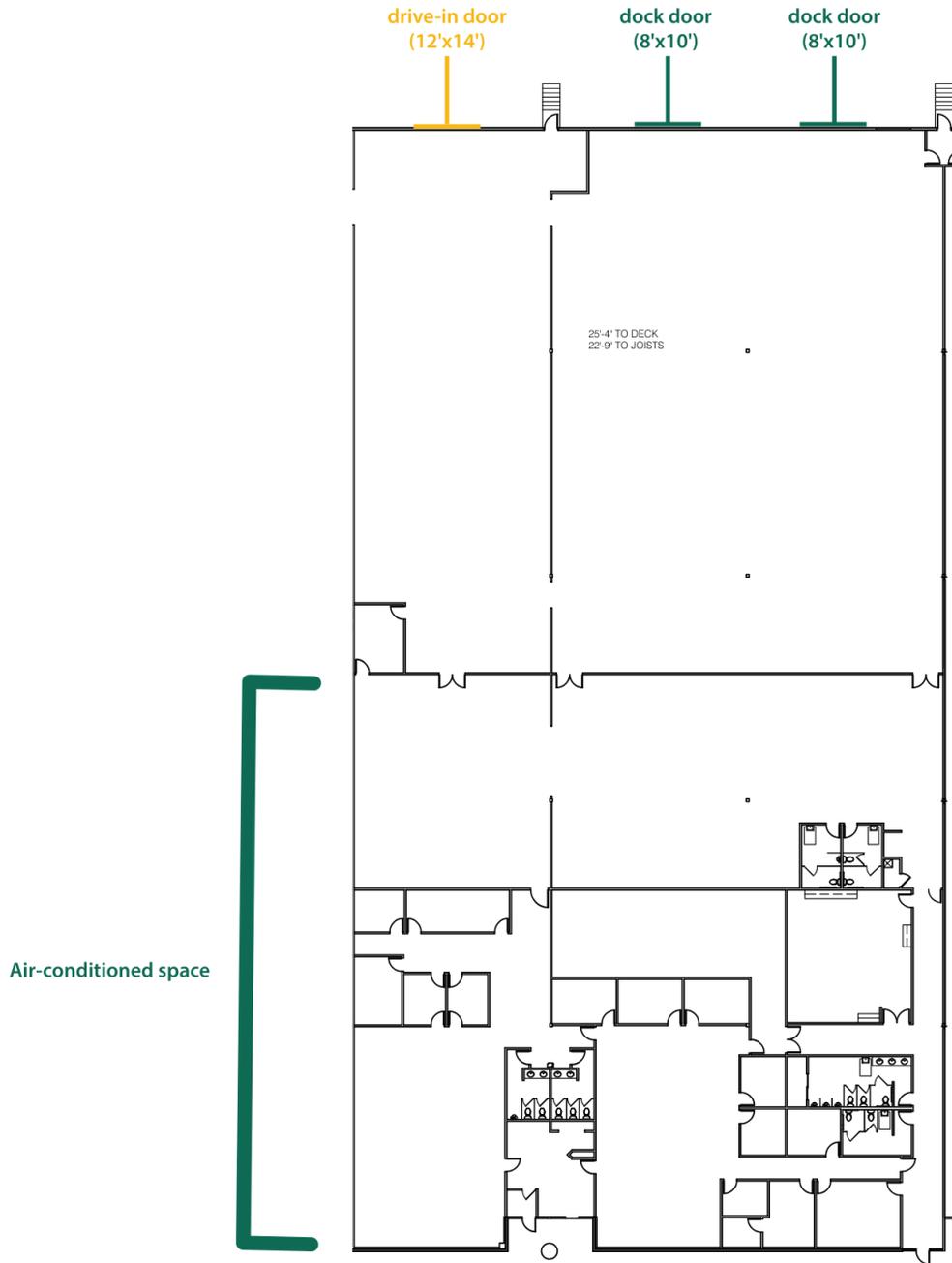
Unit	Size SF	Rate	Docks	Drive -Ins
2282	22,558	Negotiable	2	0
2288	11,565	Negotiable	0	1
2282 & 2288	34,123	Negotiable	2	1

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**Suite 2288**

± 11,565 Sq. Ft.

**Suite 2282**

± 22,558 Sq. Ft.

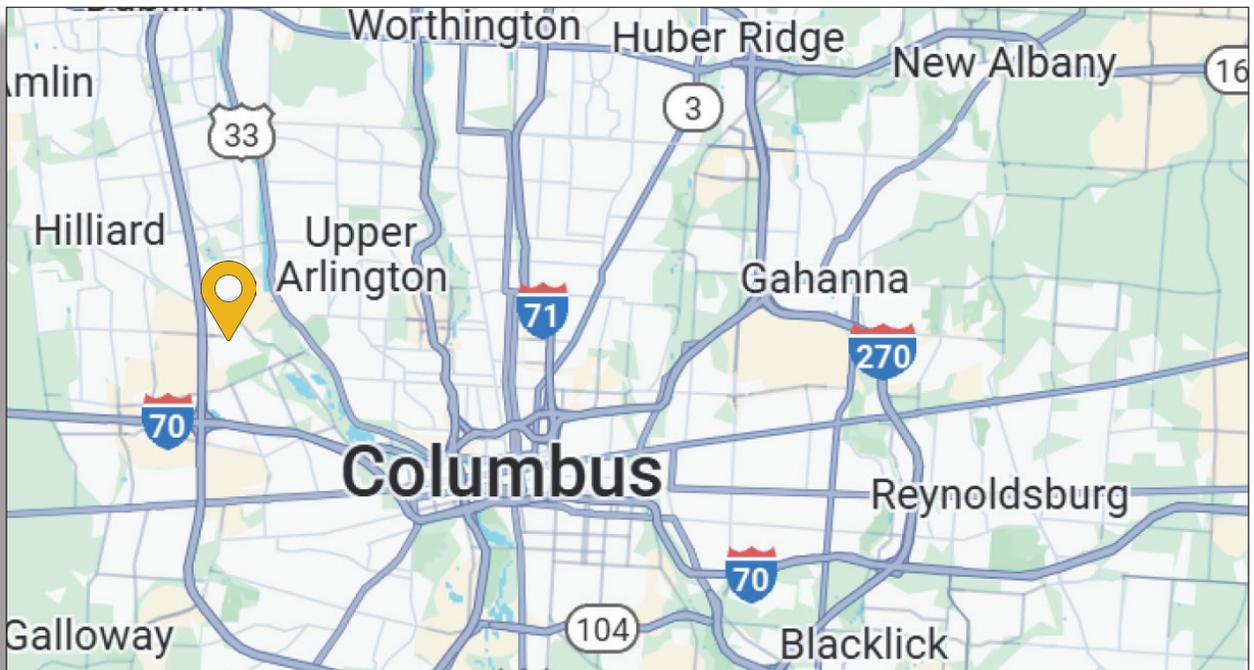
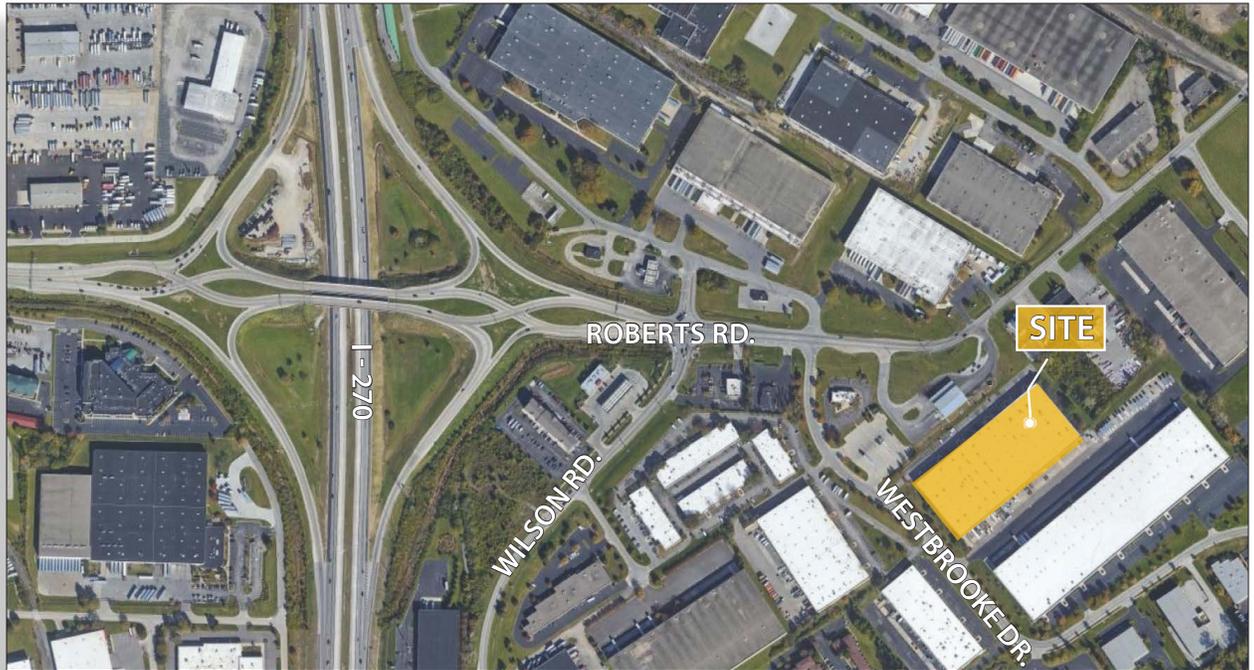
**± 34,123 Sq. Ft total available**

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