



INDUSTRIAL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- **Clear Height:** 18' - 25' clear height (center)
- **Functional Loading:** 14' H x 12' W overhead drive-in door
- **Efficient Layout:** Open warehouse with ±200 SF conditioned office
- **Clean, Move-In Ready Space:** Well-lit, clear-span interior with no obstructions
- **Conditioned + Heated:** Climate-controlled office and heated warehouse
- **Sprinklered Building:** Fire-protected for a wide range of uses
- **Zoning:** LI - Light Industrial
- **Accessibility:** 1 min drive to I-85

UNIT SIZE:
5,200 SF

USE:
INDUSTRIAL
ZONING:

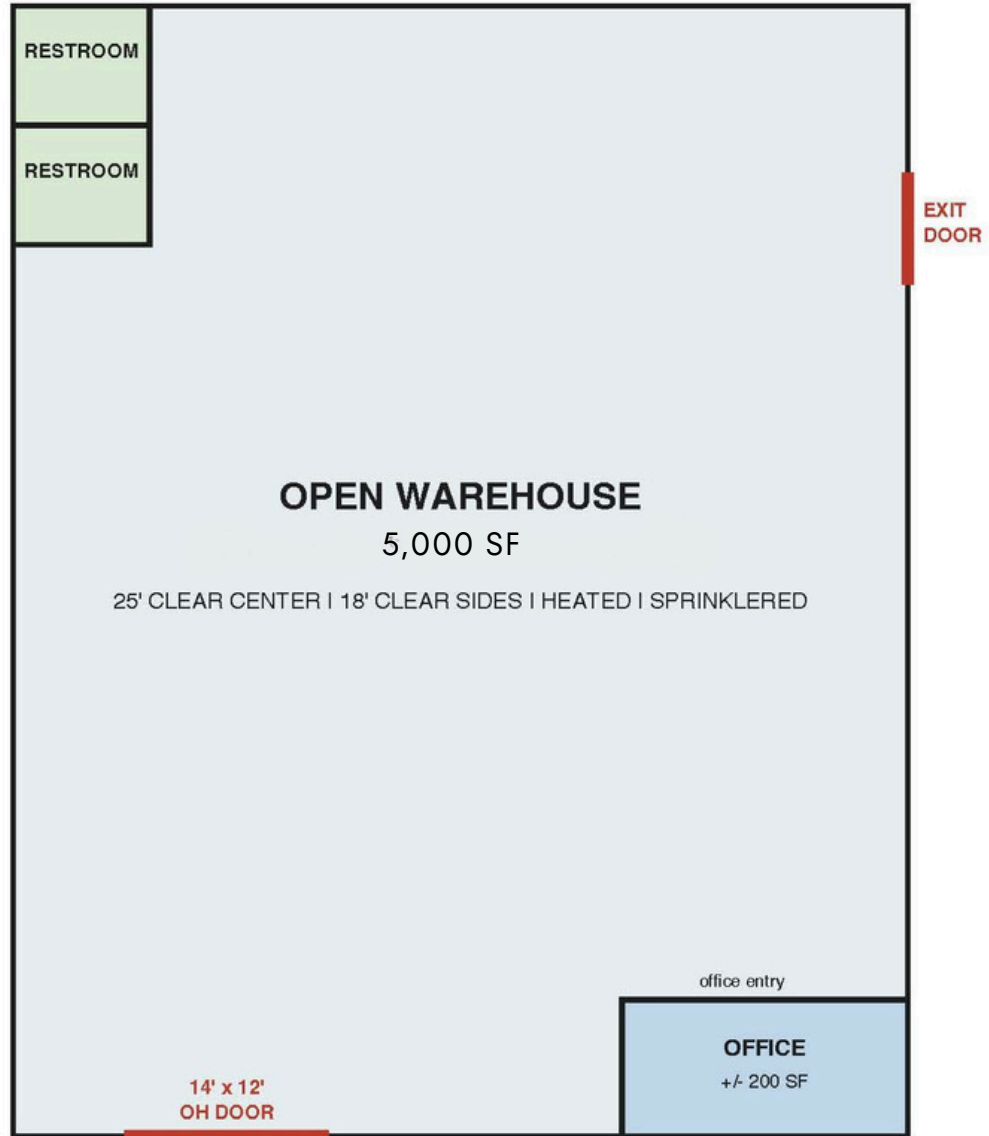
LI - Light Industrial
RATE:
\$15 SF NNN

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Each Office Independently Owned and Operated

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