



FOR LEASE

Flex Space w/ Warehouse Loft

PROPERTY OVERVIEW

- Immediate access to I-40
- Various office/restroom configurations
- Heated warehouse w 12'h x 10'w overhead
- 18' to 14' clear height in warehouse - front to back
- Warehouse lofts with 6' clear height
- Additional buildings planned for the property

SUITE 1

- 981 SF warehouse
- 296 SF lobby area
- 176 SF office

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Number of Available Units:	2
Available SF:	1,400 SF
Building Size:	10,500 SF
Zoning:	C-3

SUITE 6

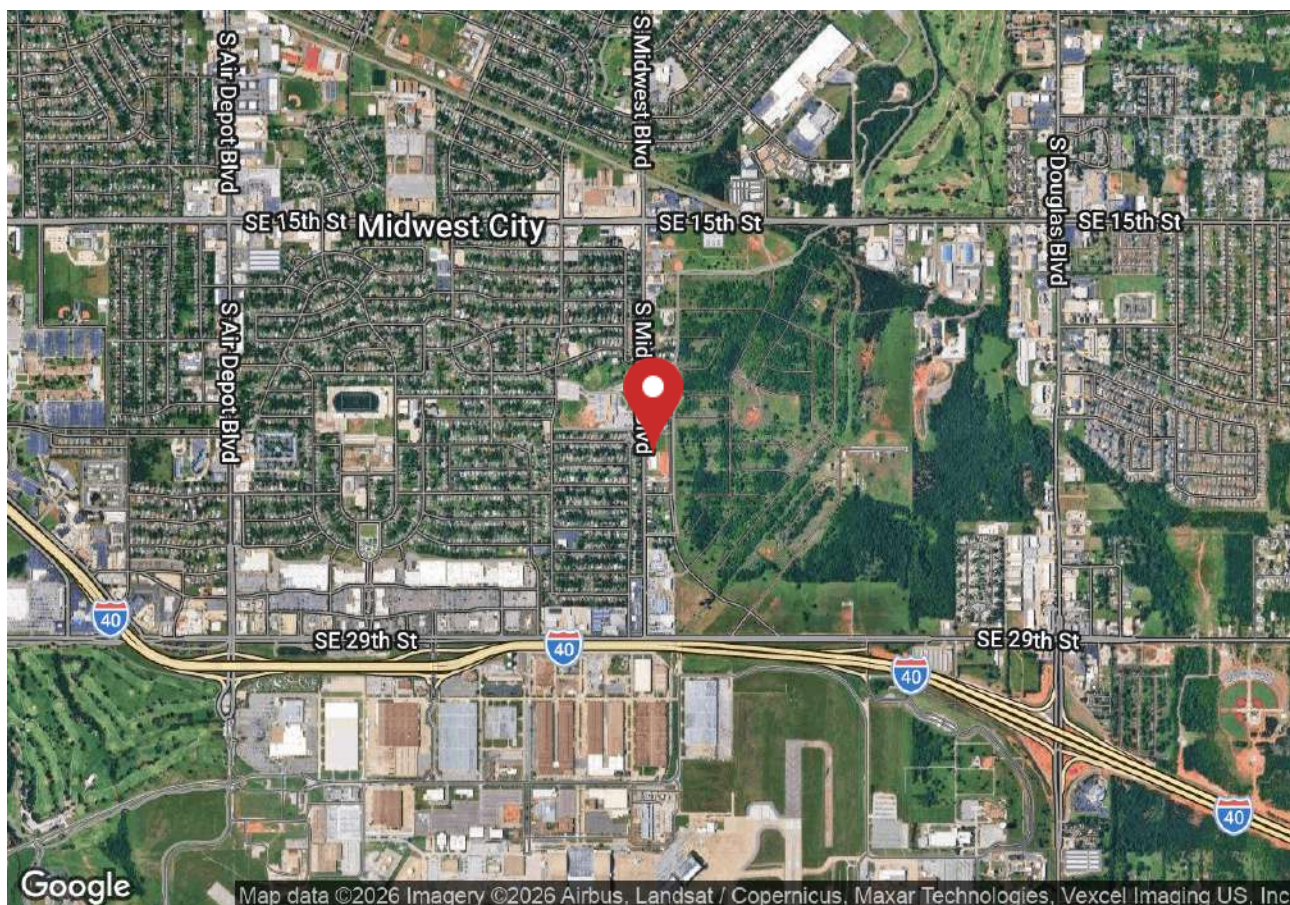
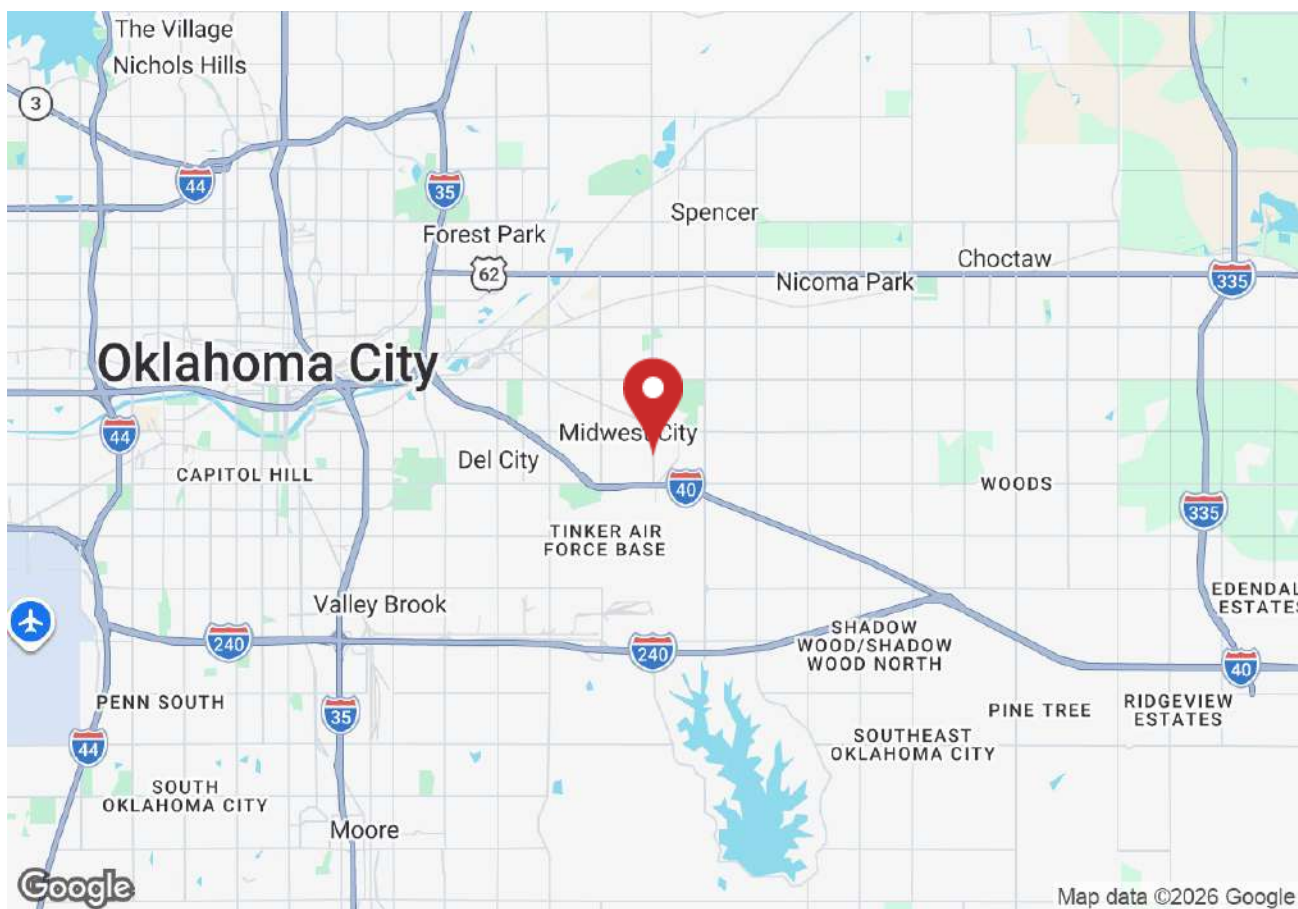
- 768 SF warehouse
- 502 SF lobby/office

VISUAL MEDIA

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,400 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

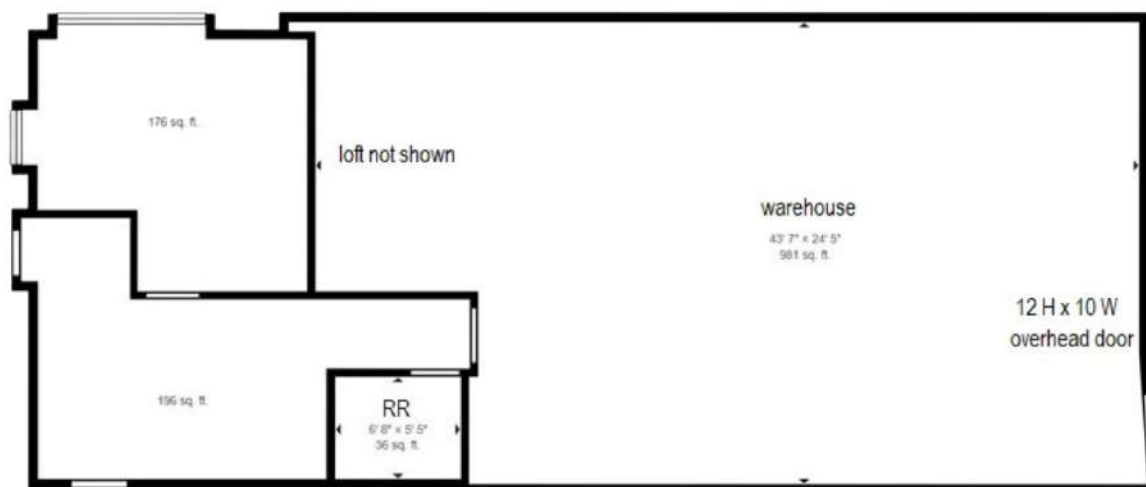
SUITE	TENANT	SIZE	TYPE	RATE
Suite 1	Available	1,400 SF	NNN	\$10.00 SF/yr
Suite 6	Available	1,400 SF	NNN	\$10.00 SF/yr

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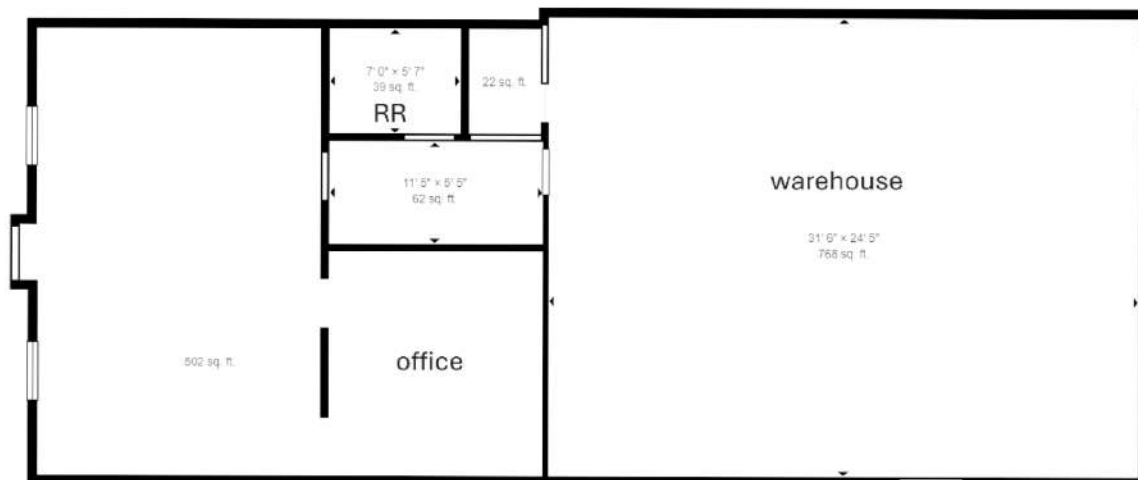
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Suite 1



Suite 6



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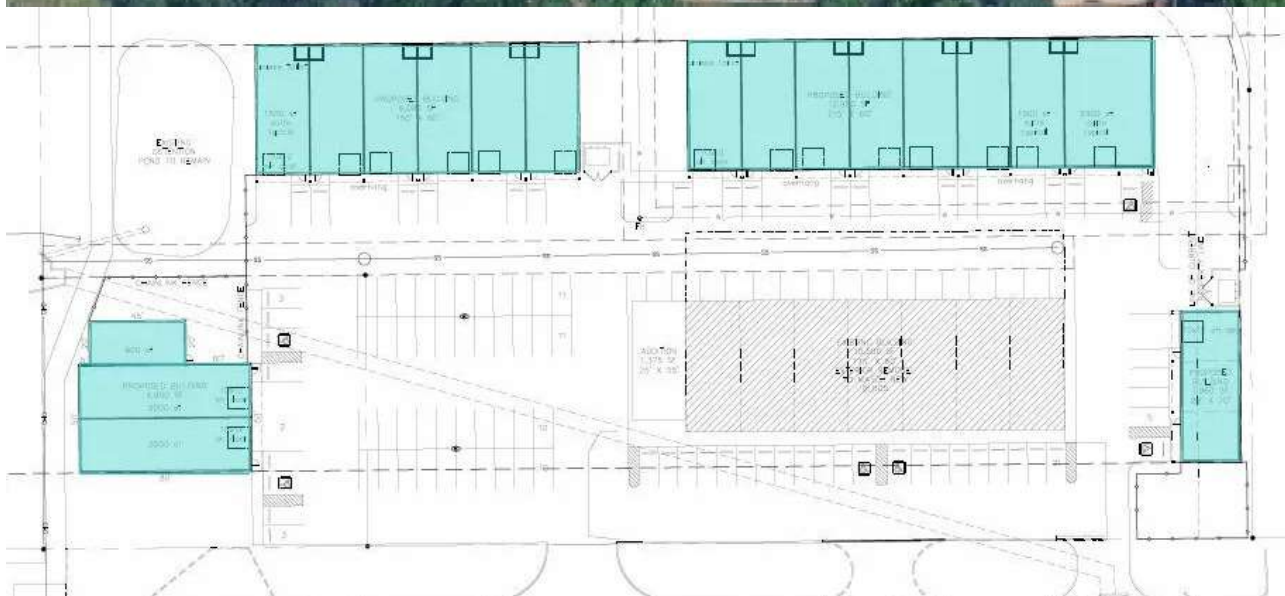




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