



INNOVATION BUSINESS PARK

Property:

- ±6,000 Sq. Ft. unit available
- ±2,000 Sq. Ft. office
- 1 semi dock and 1 drive-in door
- Depth 120'; column spacing; 33'W x 50' D
- ±24' clear height
- Real estate tax abatement in place
- Abundant car parking

Location:

- Located off Sawmill Pkwy. & US-42
- One mile to US-23 & 10 miles to Rt. 33



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Property Specifications:

- ±60,000 Sq. Ft. multi-tenant office/warehouse
- ±6,000 Sq. Ft. unit available
- ±2,000 Sq. Ft. of office
- Clear Height: 24'
- 1 dock door & 1 drive-in door
- Column Spacing: 33'W to 50' D
- Building depth: 120'
- Zoned: PMU (Planned Mix Use)
- Built in: 2020
- Sprinkler: ESFR

Rental Rate:

- \$10.95/Sq. Ft. NNN
- 2025 Estimated Operating Expenses:
\$1.66/Sq. Ft. (taxes, insurance, CAM)
- In addition, tenant to pay own utilities,
trash removal and janitorial

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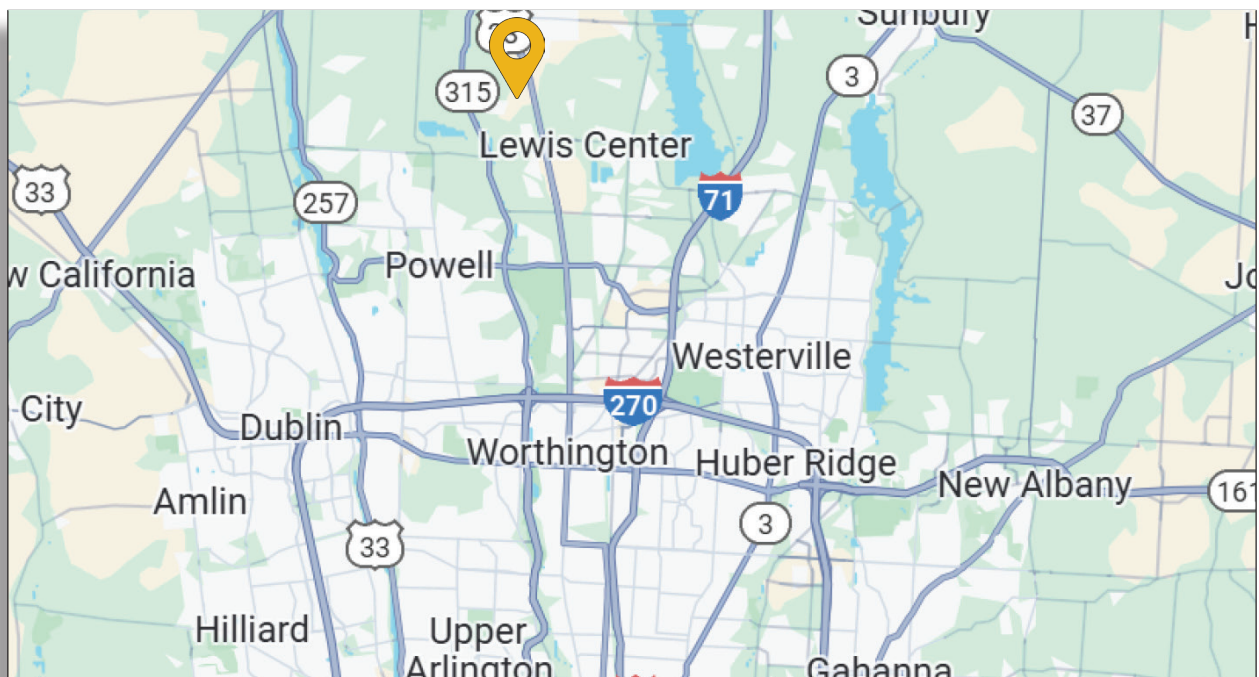
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