



1408 Fretz Industrial / Flex Space

PROPERTY OVERVIEW

- Brick exterior building with 12' clear height
- 33 parking spots
- 8 10'W x 10'H overhead door size
- 3 phase electrical service/200 amp
- Canopy walkways
- Office with warehouse options
- Some suites fully climatized

OFFERING SUMMARY

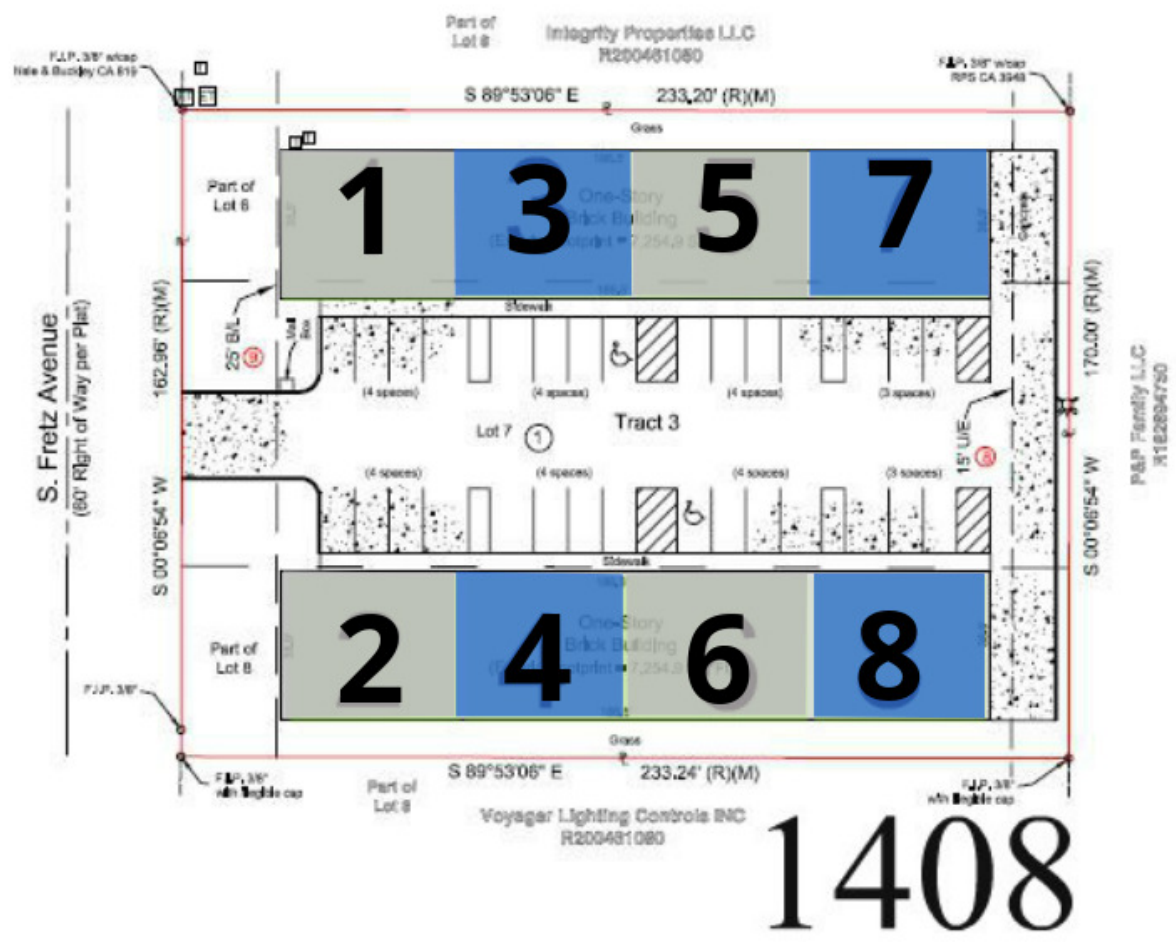
Lease Rate:	\$10.00 SF/yr \$2.16 NNN
Available SF:	1,823 SF
Lot Size:	0.88 Acres
Building Size:	14,586 SF
Zoning:	E-2

SPACES	LEASE RATE	SPACE SIZE
1408 - Suite 3	\$10.00 SF/yr	1,823 SF
1408 - Suite 4	\$10.00 SF/yr	1,823 SF
1408 - Suite 7	\$10.00 SF/yr	1,823 SF
1408 - Suite 8	\$10.00 SF/yr	1,823 SF

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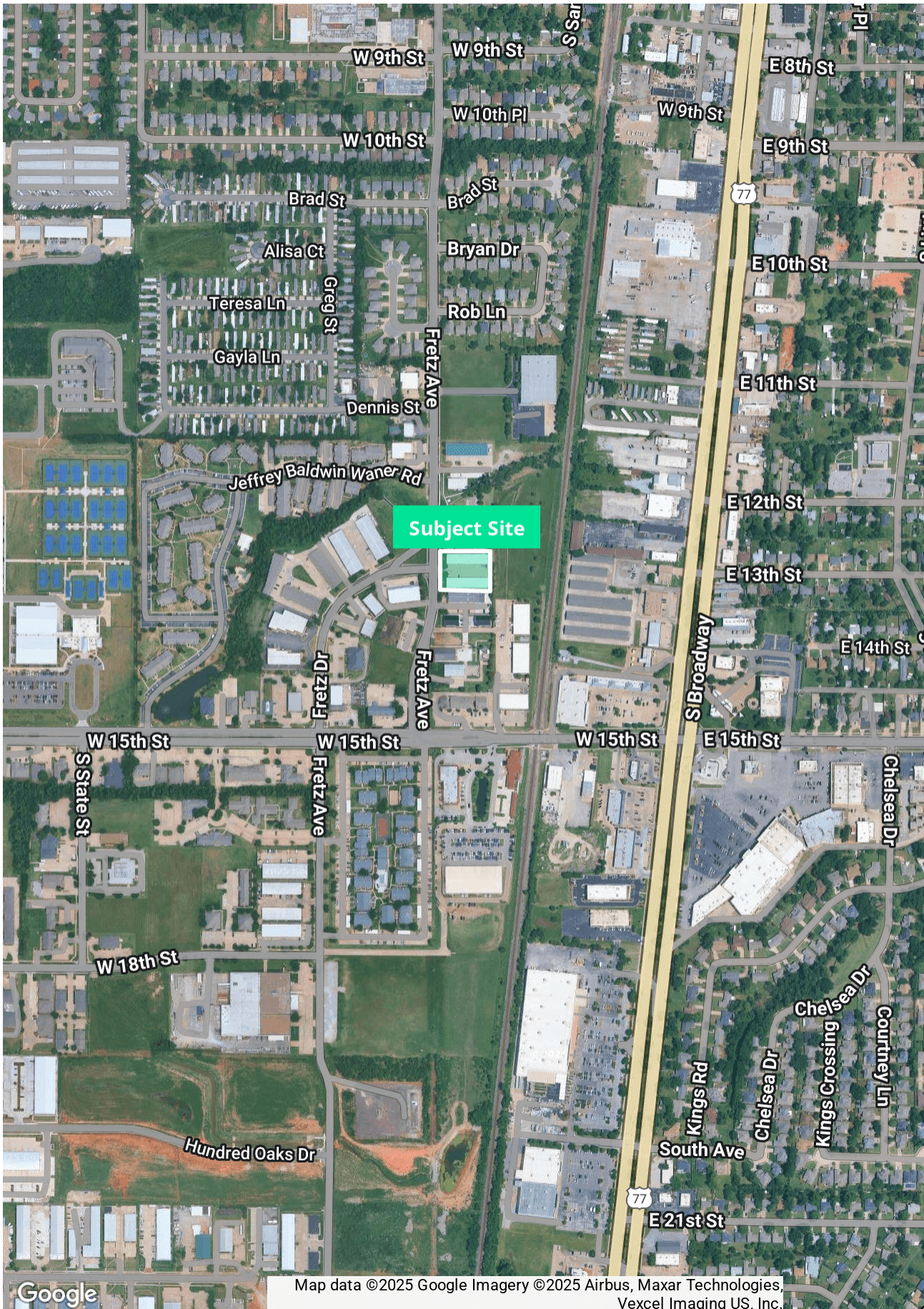




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