



2,850 - 4,120 SF Industrial Space
Lease Rate: \$8.75 PSF NNN

Well-maintained flex building centrally located near 84th & F Street. Excellent interstate access. Solid block and steel construction. Bay sizes may vary. Contact agents for more details.

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Availability

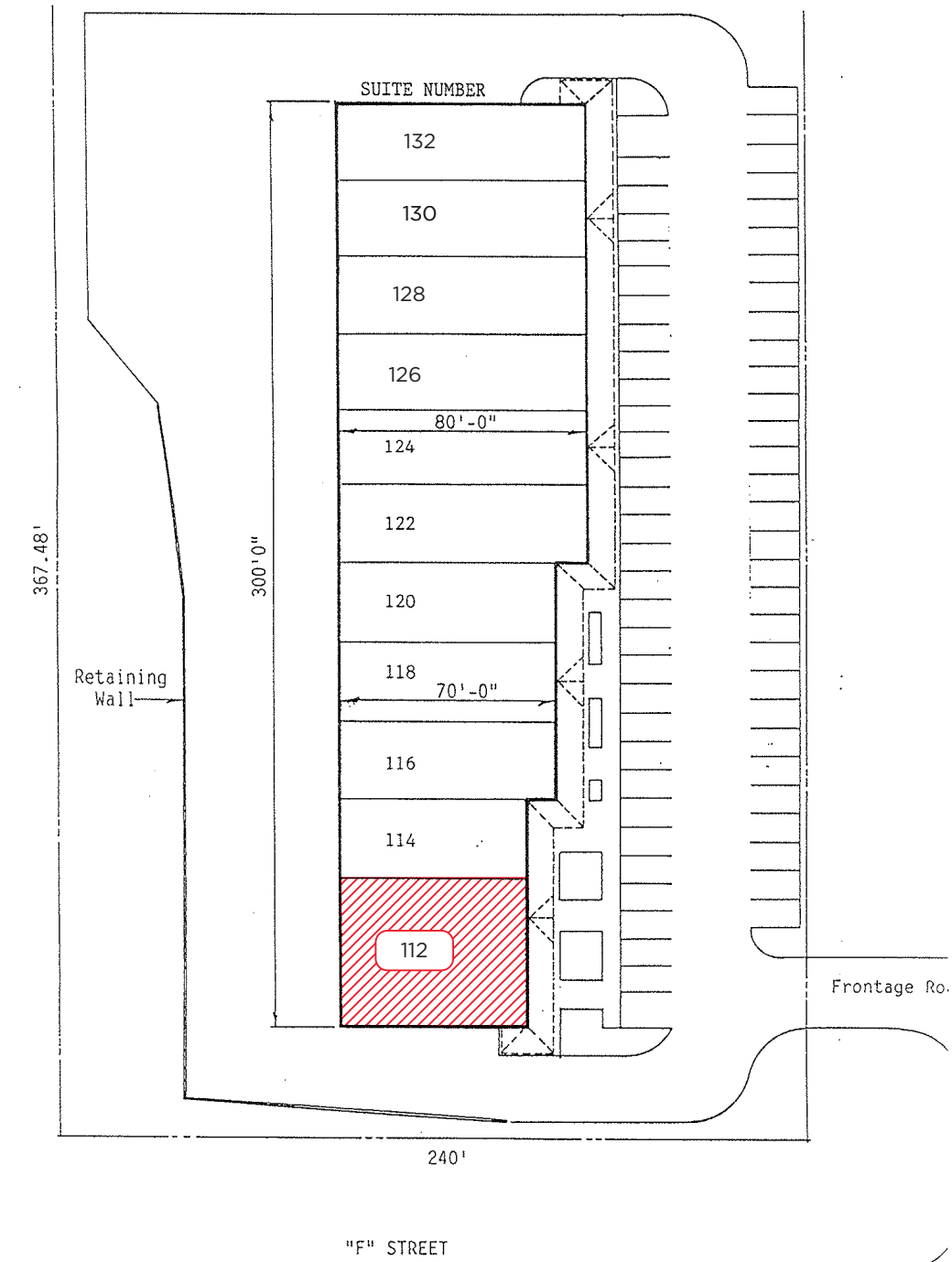
Lease Rate	\$8.75 SF NNN
Total Available	6,970 SF
Total Contiguous	4,120 SF

Property Highlights

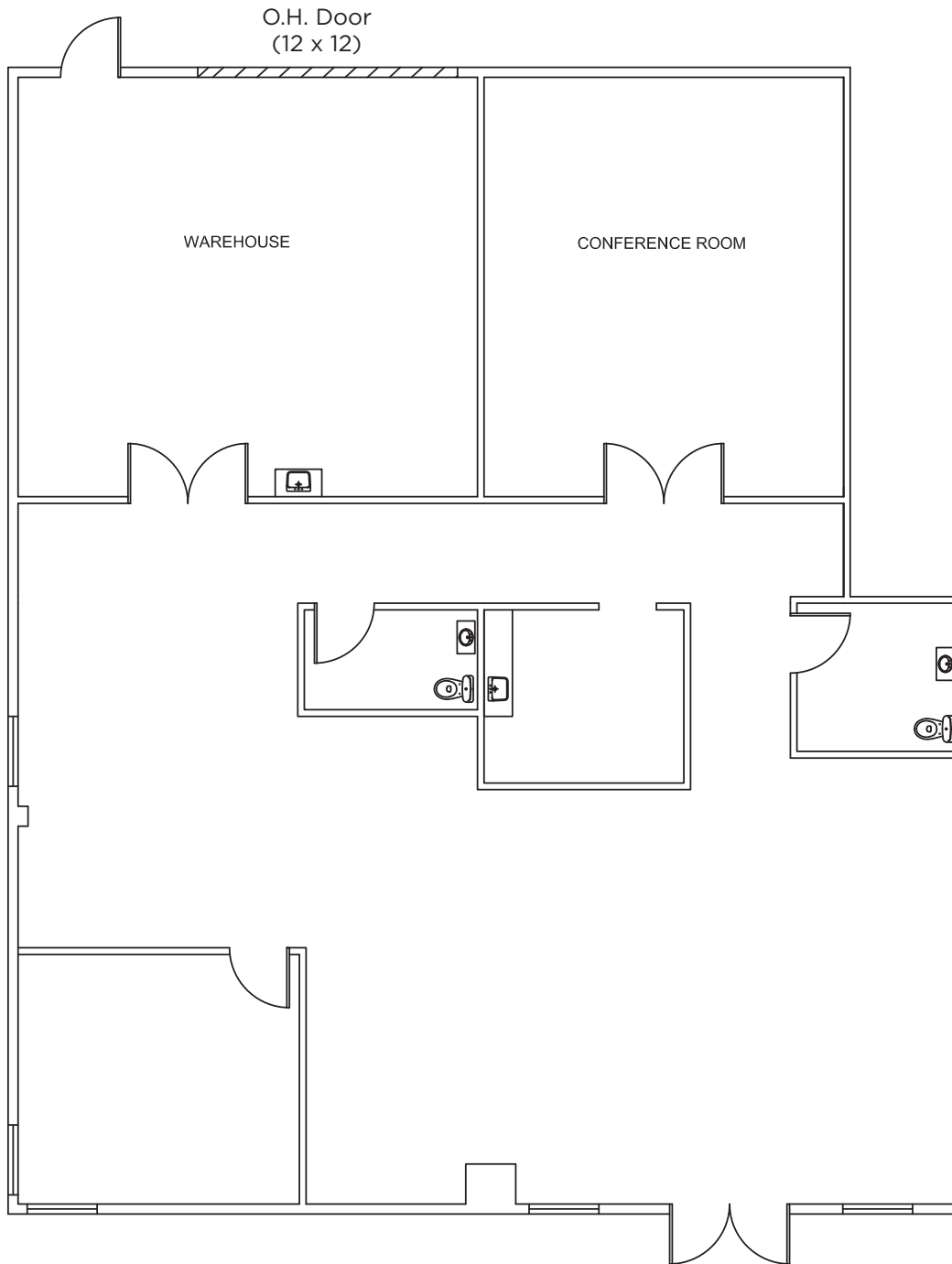
Building Size	43,250 SF
Year Built	1990
Total Site Area	4.56 AC
Zoning	GI
Fire Suppressant	No

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
<u>Plaza 87</u>			
112	2,850 - 2,850	\$8.75	Immediately
<u>Plaza 86</u>			
8642	3,570 - 4,120	\$8.75	Immediately

Plaza 87 Site Plan



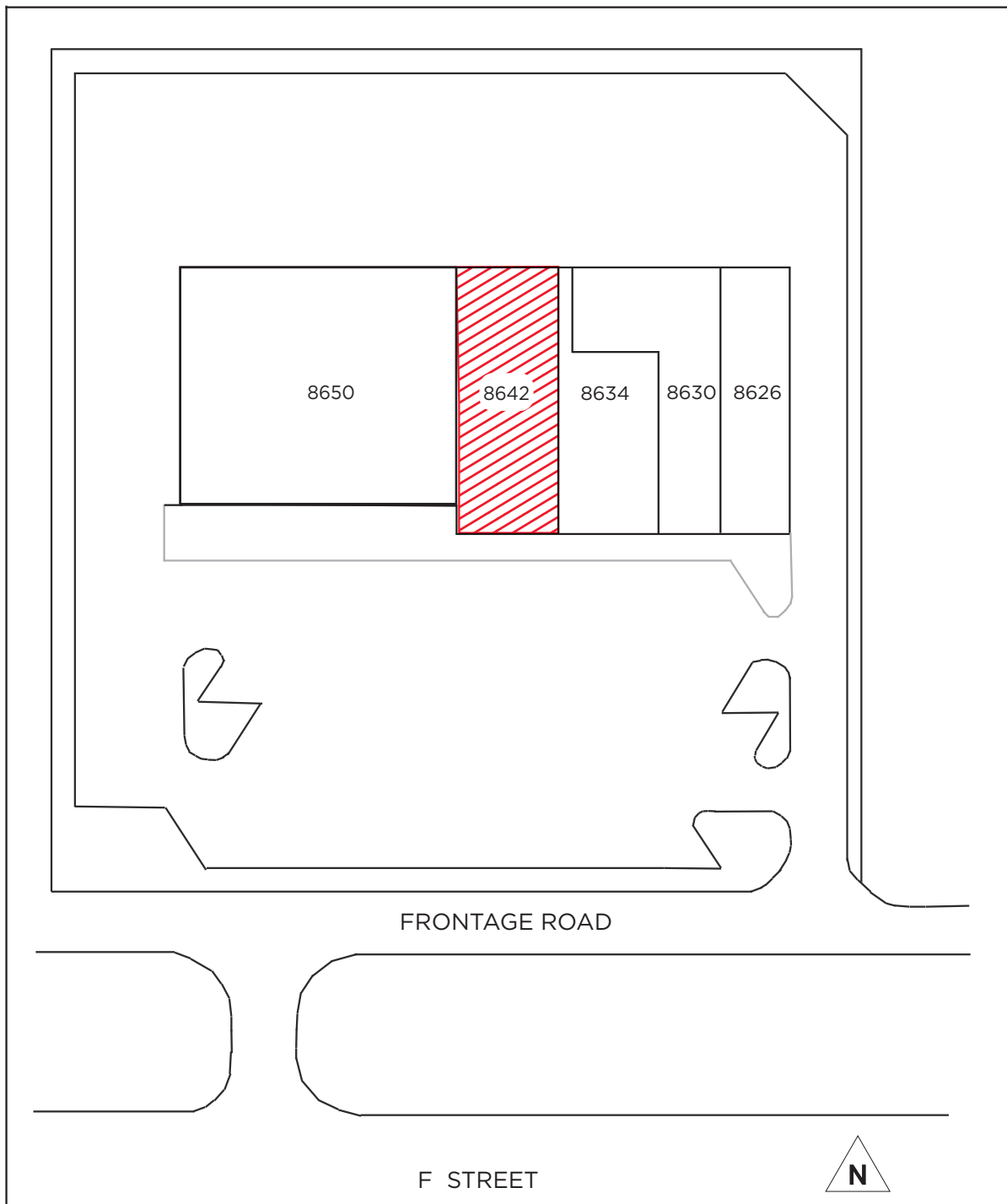
Plaza 87: Suite 112 (2,850 SF)



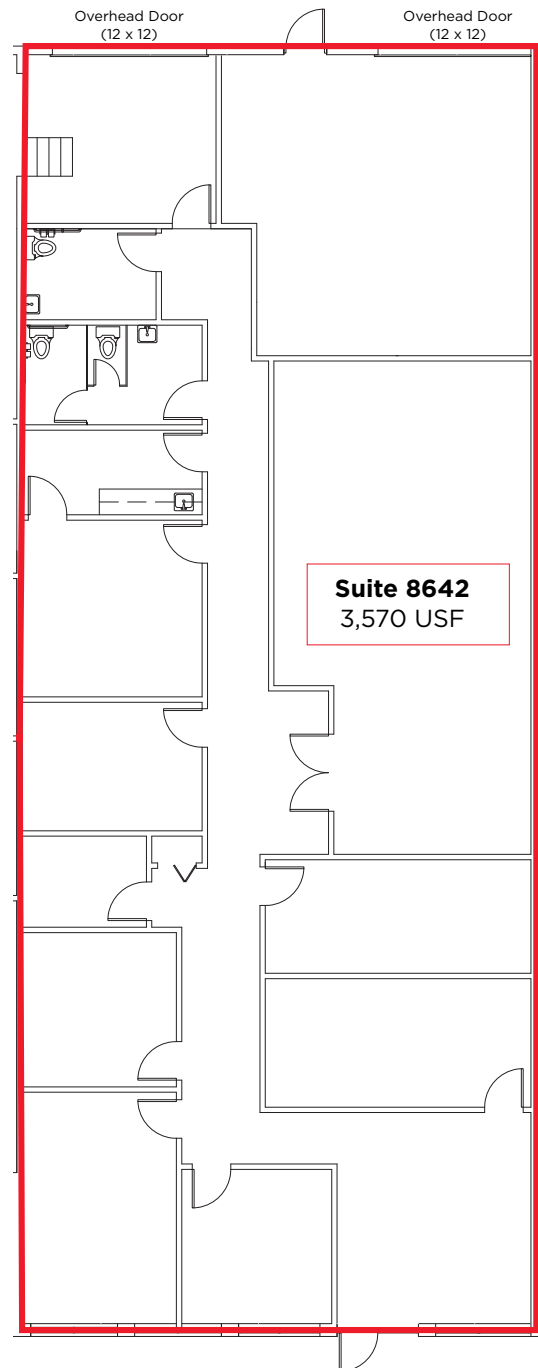
Operating Expenses

Taxes	\$1.64 PSF
Insurance	\$0.32 PSF
CAM	\$2.09 PSF
Total	\$4.05 PSF

Plaza 86 Site Plan



Plaza 86: Suite 8642 (3,570 SF - 4,120 SF)



Operating Expenses

Taxes	\$1.65 PSF
Insurance	\$0.33 PSF
CAM	\$2.39 PSF
Total	\$4.37 PSF