

INDUSTRIAL PROPERTY FOR LEASE



OPTIMA
REALTY



12TH AVENUE COMMERCIAL

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PROPERTY DETAILS

TOTAL BUILDING SQUARE FEET	150,000 SF x 2 BUILDINGS
SF AVAILABLE FOR LEASE	25,000 TO 150,000 SF
LEASE RATE/ESTIMATED CAM	\$7.00 PSF + \$1.70 PSF
BUILDING DIMENSIONS	600 x 250
CLEAR HEIGHT RANGE	24'-32'; 24' CLEAR
ACRES OF LAND	48
CONSTRUCTION	SANDWICH PANEL



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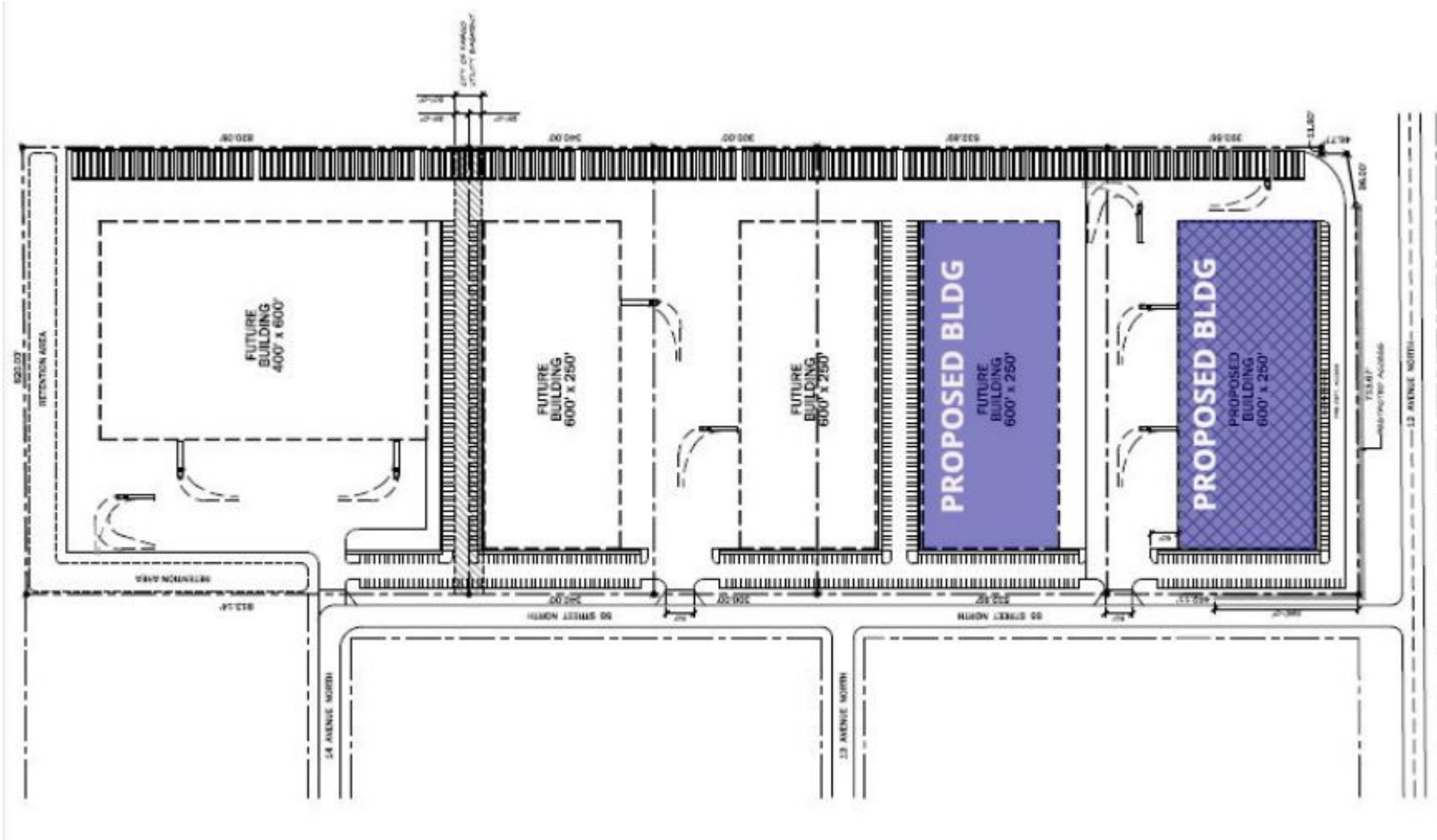
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NEW CONSTRUCTION ON 48 ACRES OF LAND, CLASS A INDUSTRIAL DISTRIBUTION BUILDING. CURRENTLY UNDER CONSTRUCTION - AVAILABLE SUMMER 2023, ACCEPTING TENANTS. BUILD TO SUIT OR TURN-KEY. PLENTY OF ROOM FOR PARKING. SIGNAGE OPTIONS ARE AVAILABLE.

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