

PROPERTY FEATURES:

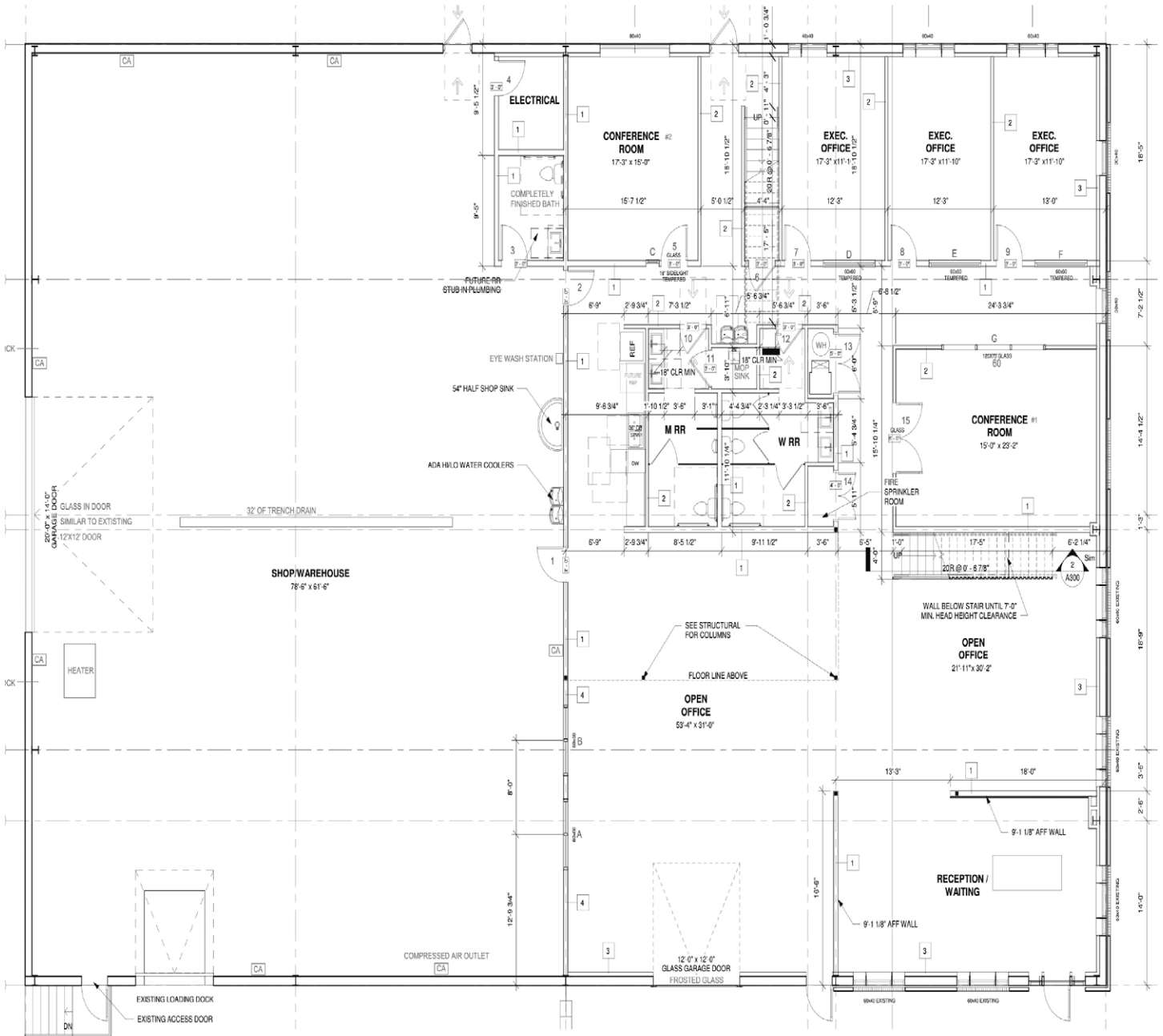
- **For Sale or Lease: \$11/SF/NNN**
- 4,836 square foot warehouse space with trench drain
- 8,816 square foot office space
- Three hard offices, three smaller conference rooms, one 23' x 15' conference room
- Three open work spaces, kitchenette
- 28 parking stalls
- 20' x 14' drive in overhead door
- 12' x 10' drive in overhead door
- One 8' x 9' loading dock with leveler
- Fire sprinkler system
- Recent improvements to the fly over on I-35
- Total population:
3-minute 105 | 5-minute 965 | 10-minute 27,828
- Average Household Income:
3-min \$56,442 | 5-min \$60,082 | 10-min \$70,616

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LISTING AGENT HAS A FINANCIAL INTEREST IN THE SUBJECT PROPERTY.



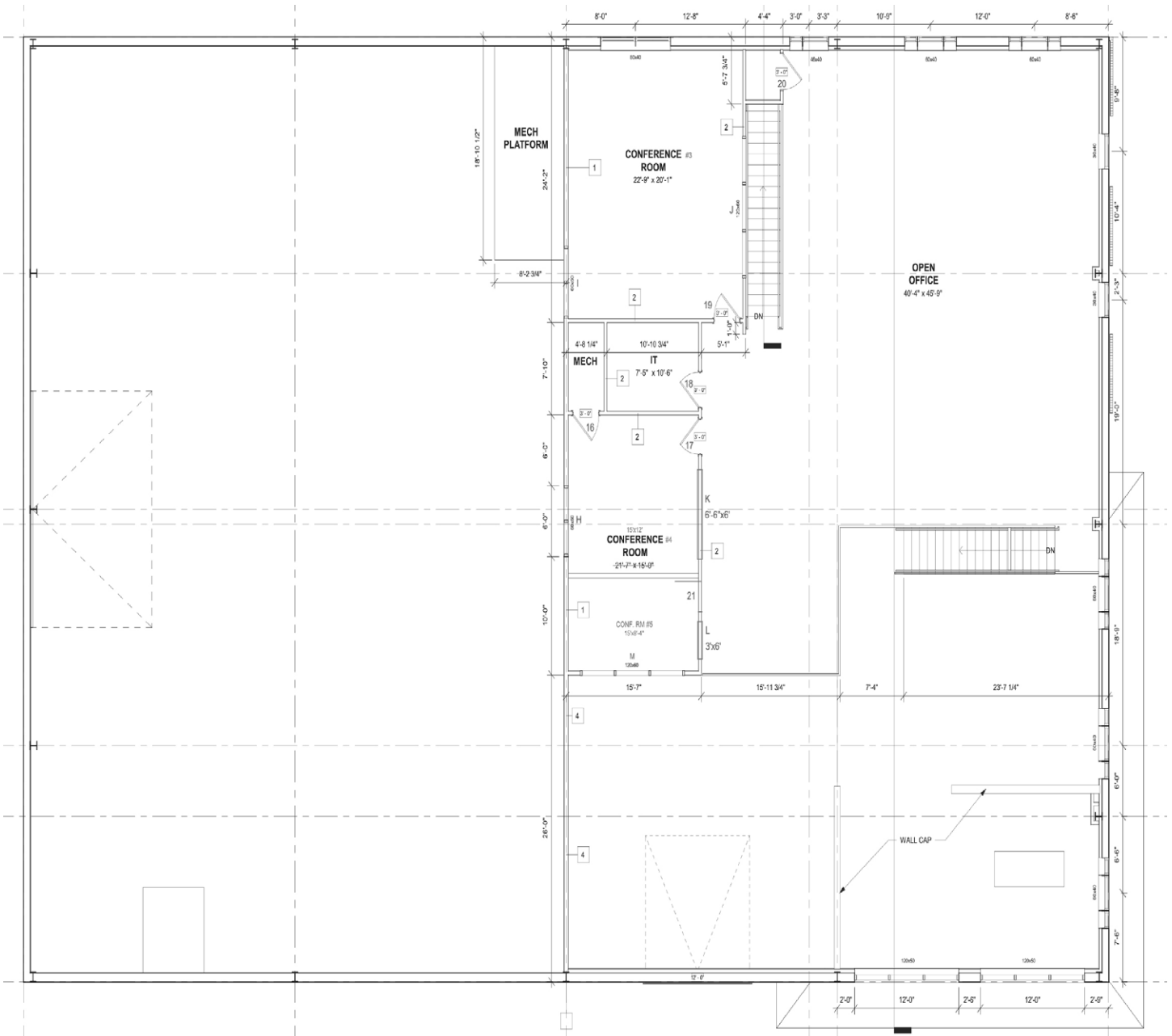
First Floor Plan

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