





48,000 SF OFFICE/WAREHOUSE AVAILABLE



48,000 SF

AVAILABLE WHSE SPACE

BUILT TO SUIT

AVAILABLE OFFICE SPACE

\$6.75/SF NNN

WHSE LEASE RATE

\$2.78/SF

NNN CHARGES
(ESTIMATED)

PROPERTY SPECIFICATIONS

CONSTRUCTED:	1999
AVAILABLE SF:	48,000 SF
SITE SIZE:	4.53 AC
CONSTRUCTION:	Pre-Cast/Steel
ROOF:	Flat
CEILING HEIGHT:	24'
DRIVE-IN DOORS:	One (1)
DOCKS:	Five (5)
DOCKS: SPRINKLER:	Five (5) ESFR
SPRINKLER:	ESFR
SPRINKLER: LIGHTING:	ESFR LED
SPRINKLER: LIGHTING: HEAT:	ESFR LED Air Rotation
SPRINKLER: LIGHTING: HEAT: A/C:	ESFR LED Air Rotation Office

















