

FLEX WAREHOUSE FOR LEASE

Total Building Size: 7,139 SF

Lease Rate: \$12.00 PSF / Year NNN (\$7,139 per month base rent)

Estimated NNN Expenses: \$3.30 PSF (\$1,963 per month)

This high-quality flex warehouse consists of 5,539 SF of warehouse space with 20' clear ceilings, an interior truck loading dock, two 8' drive-in doors, and one 10' drive-in door. The warehouse includes a private restroom and a glass-partitioned area overlooking the main warehouse, accessible from the main vestibule and ideal for separating a portion of the warehouse from the main operational area.

The property also features approximately 1,600 SF of second-floor office space, accessible from the main entrance via a dedicated stairway as well as a separate dedicated stairway directly from the warehouse. The office buildout includes a waiting/reception area with service window, three private offices, a large open common area, kitchenette, and two private restrooms. Two offices feature large windows providing excellent natural light, and one office includes a skylight.

Surface parking is available on site for 16+ vehicles.

SPACE HIGHLIGHTS

- 7,139 SF total flex warehouse building
- Lease Rate: \$12.00 PSF / Year NNN
- Estimated NNN Expenses: \$3.30 PSF
- 5,539 SF warehouse with 20' clear height
- Interior truck loading dock
- (2) 8' drive-in doors and (1) 10' drive-in door
- Private warehouse restroom and private office restrooms
- Glass-partitioned warehouse area for operational separation
- 1,600 SF second-floor office
- Reception/waiting area with service window
- (3) private offices plus large open work area
- Kitchenette and (2) private office restrooms
- On-site parking for 16+ vehicles



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