



AVAILABLE SPACE

Building Size: 25,433 +/- SF

Asking Rate: \$8-10/SF NNN

Estimated CAM: \$1.50/SF + mgmt fee

Term: 2/1/25-4/30/27
(2 years, 3 months)

25,433 +/- SF warehouse space available for sublease.

OFFICE HIGHLIGHTS

- 3,000 +/- SF office space
- Consists of two (2) multi-stall restrooms, breakroom, Three (3) private offices, conference room and large open work area (80' x 25').

WAREHOUSE HIGHLIGHTS

- 22,433 +/- SF warehouse space
- Clear Height: 28'
- Docks: Three (3) / Levelers: Two (2)
- Power: Heavy (minimum 1200 amps/480 v/3 phase)
- Lighting: High Bay LED
- Racking: Negotiable

Tim Plemmons, MICP

302 221 7255 Direct

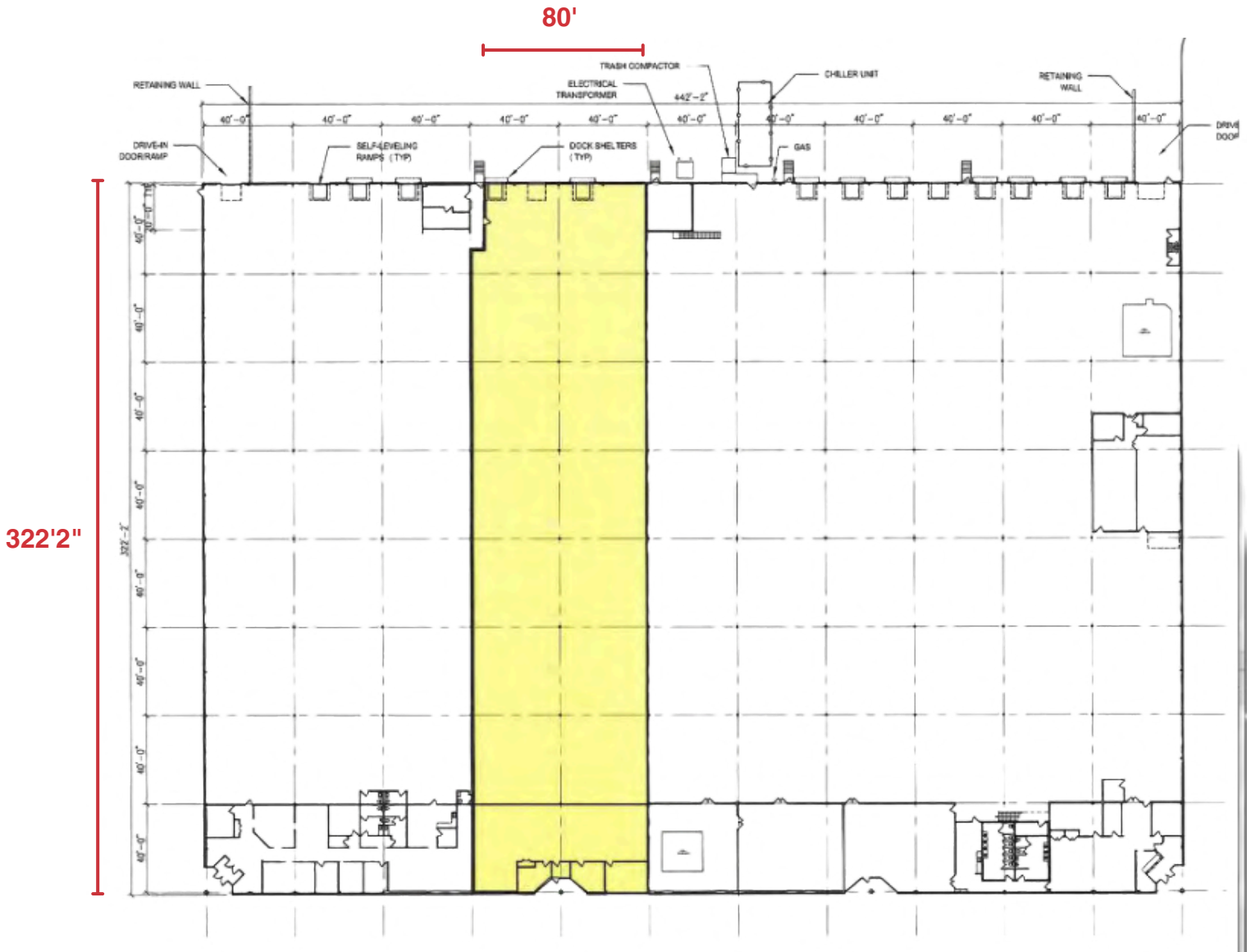
610 675 5591 Cell

tplemmons@emoryhill.com

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Emory Hill Real Estate Services Inc.
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302 922 9500
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25,433 SF



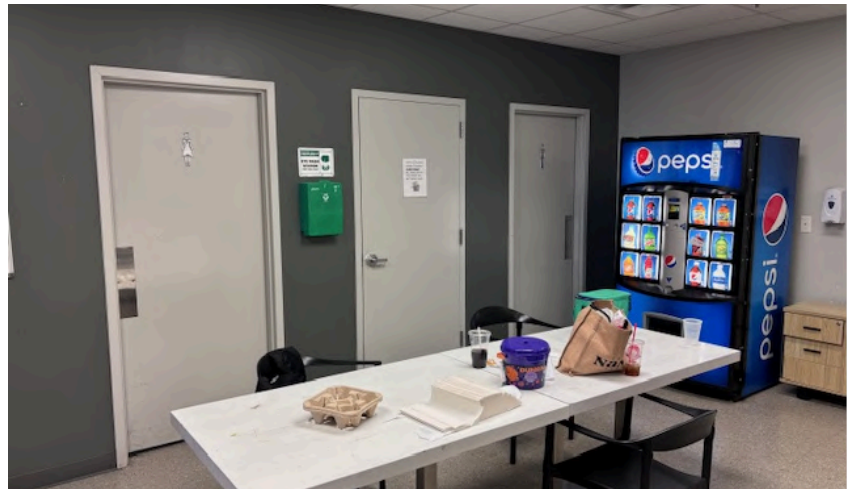


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