



**Property:**

- Multi-tenant office/flex warehouse building
- Suite 110/120: ±1,850, 5,643, up to 7,493 Sq. Ft. office available
- Suite 210/220: ±4,680, 6,350, up to 11,030 Sq. Ft. office/flex warehouse available
- Ample parking



**Location:**

- ±1.3 miles from I-270
- ±.7 miles from Cemetery Rd.



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**Property Specifications:**

- Suite 110/120: ±1,850, 5,643, up to 7,493 Sq. Ft. office available
- Suite 210/220: ±4,680, 6,350, up to 11,030 Sq. Ft. office/flex warehouse; air conditioned with 9' dropped ceilings, has ability for 15' clear plus add 10' drive-in doors
- Ample parking

**Rental Rate:**

- Negotiable/Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$3.62/Sq. Ft.
- Utilities are prorated at \$1.70/Sq. Ft.
- Tenant to pay own janitorial services

**Available Suites:**

Unit	Size SF	Max Contig SF	Drive-in Door
110	5,643	7,493	-
120	1,850	7,493	-
210	6,350	11,030	2*
220	4,680	11,030	1*

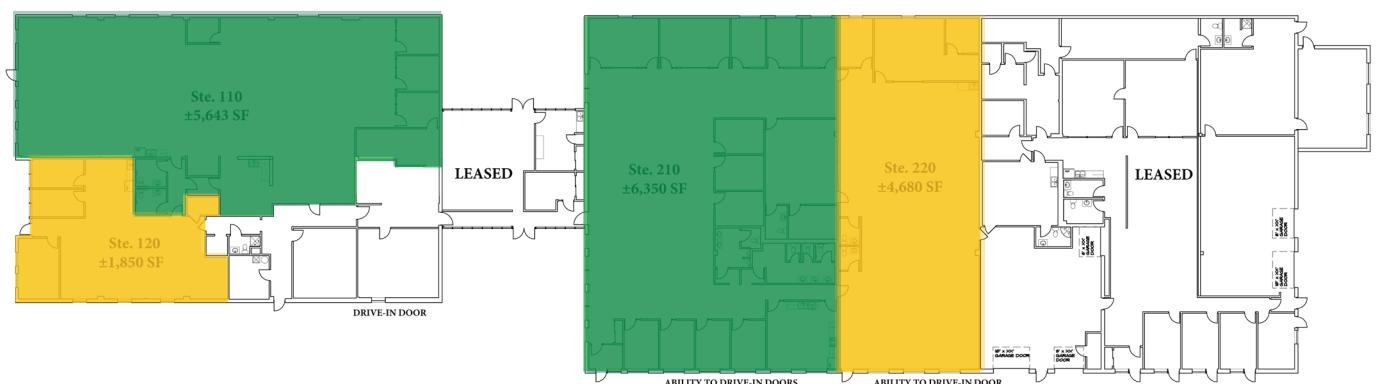
\* Ability to add drive-in door

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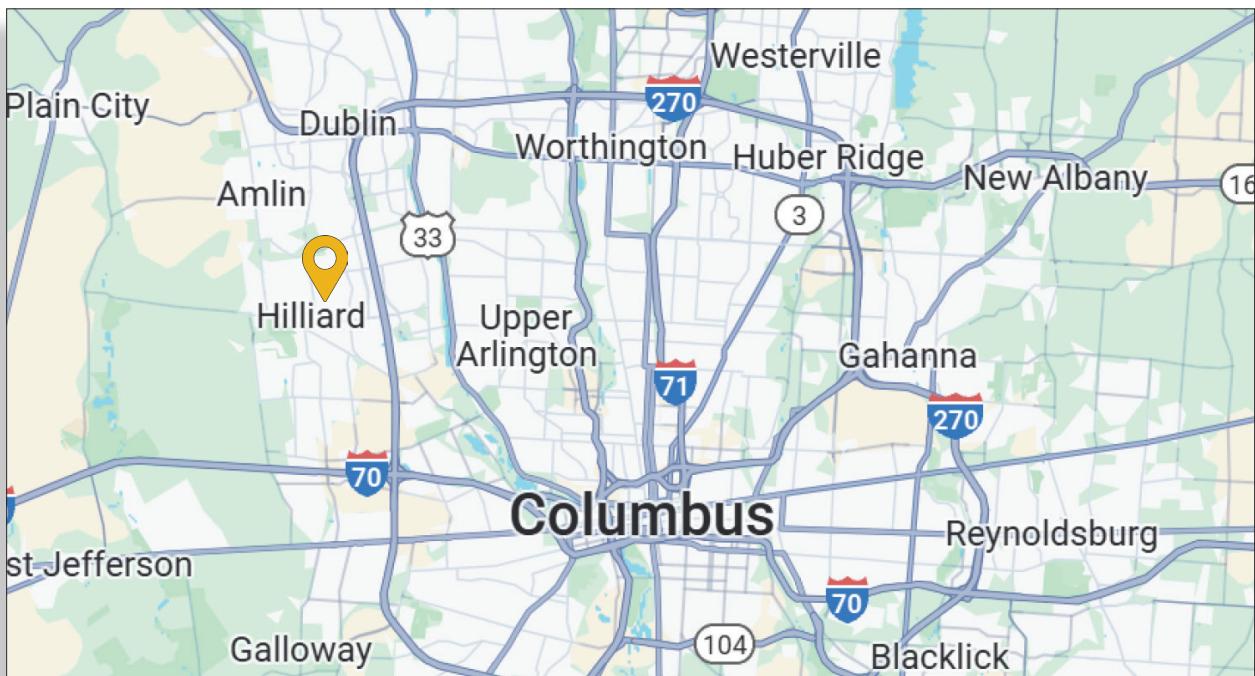
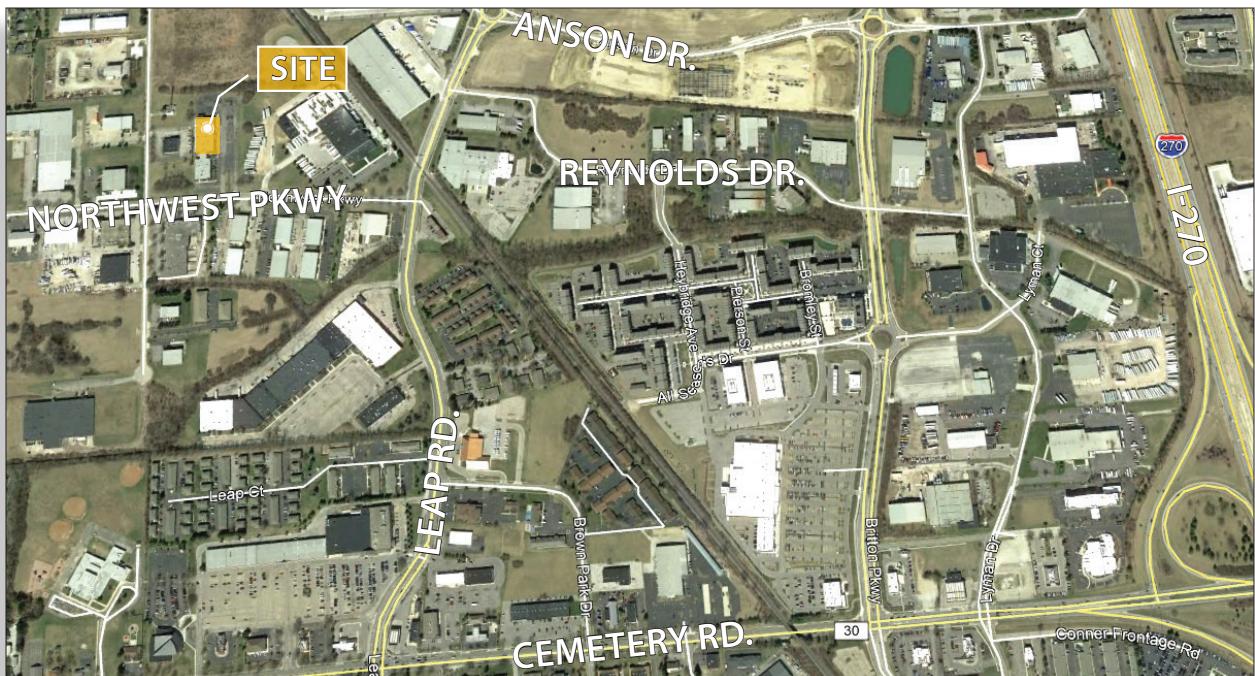
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