



Property:

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

Location:

- ± 1.3 miles from I-270
- ± 0.7 miles from Cemetery Rd.



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Property Specifications:

- Suite 110/120: $\pm 1,850$, 5,643, up to 7,493 Sq. Ft. office available
- Suite 210/220: $\pm 4,680$, 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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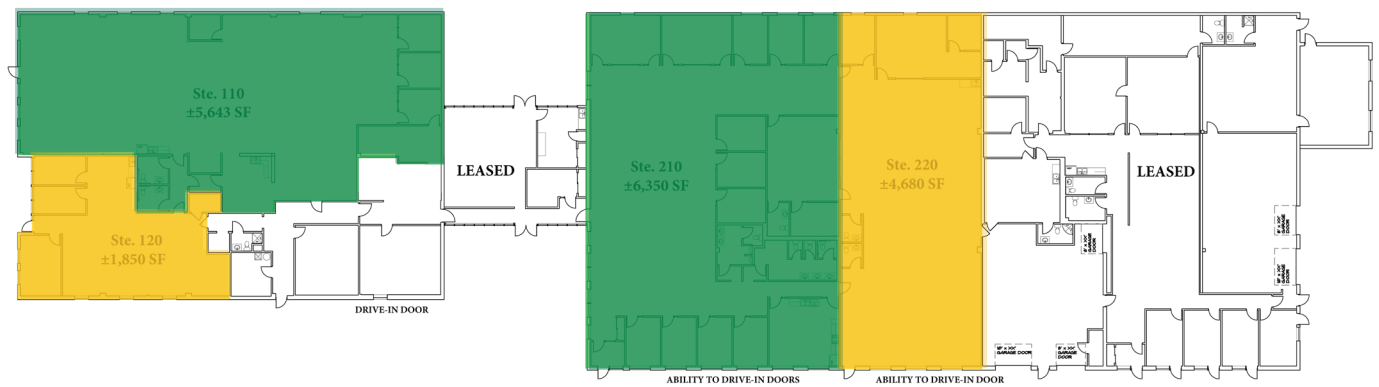
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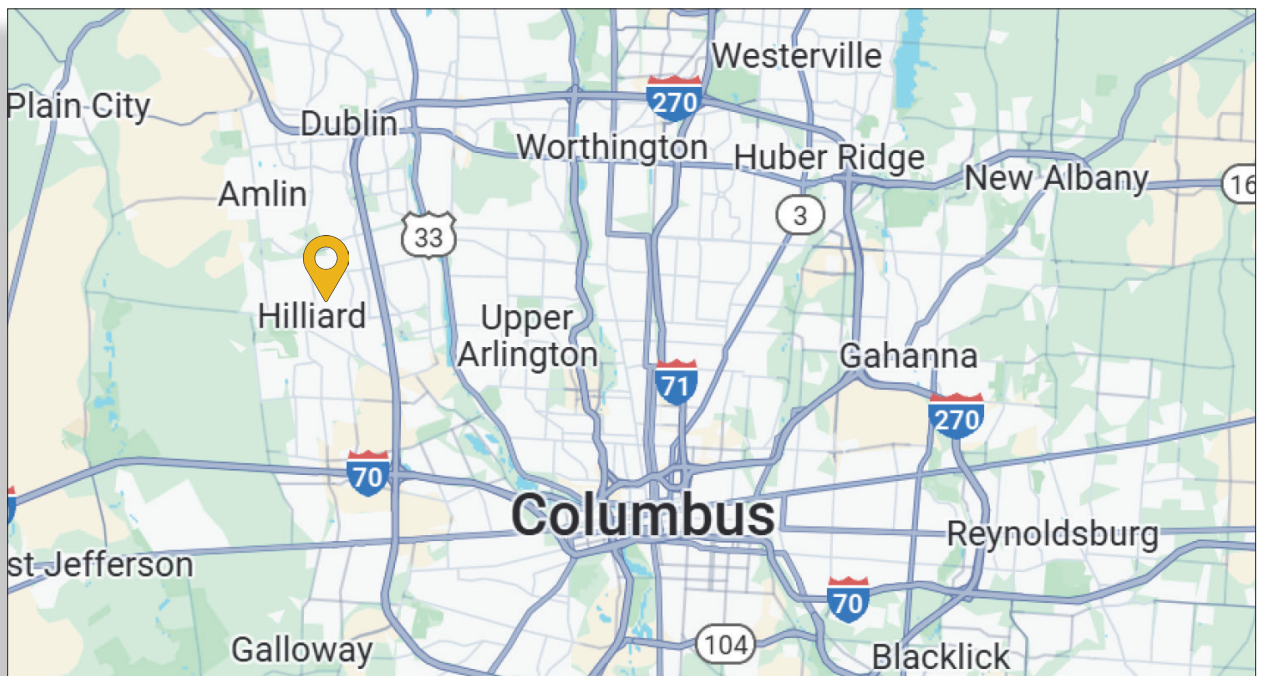
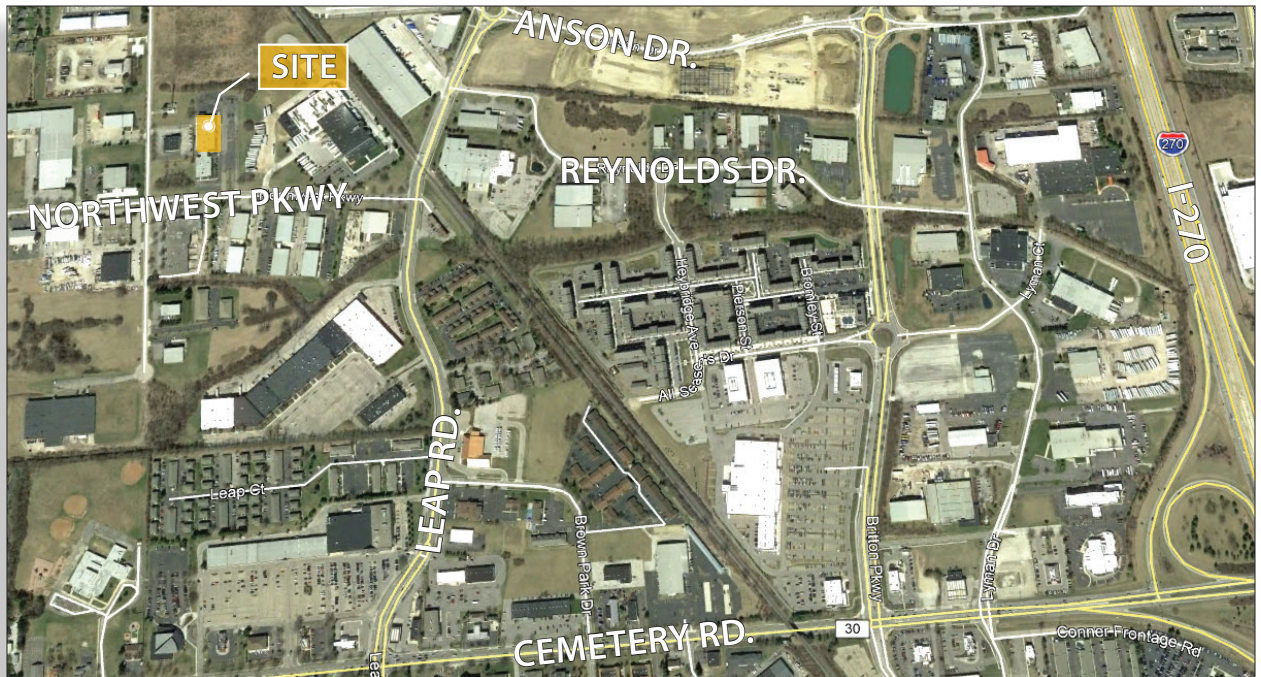
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