

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                  |                        |
|------------------|------------------------|
| Lease Rate:      | \$12 - 13.50 /SF (NNN) |
| Sale Price:      | \$1,790,000            |
| Building Size:   | 12,000 SF              |
| Available SF:    | 9,000                  |
| Lot Size:        | 1.22 Acres             |
| Available Units: | 6                      |
| Year Built:      | 2025                   |

### PROPERTY OVERVIEW

This property provides flexible solutions suitable for a variety of industrial flex and retail tenants. Each unit features a bathroom, a 14-foot-high by 18-foot-wide overhead door, and fully equipped HVAC space. The owners are willing to discuss tenant improvements for qualified tenants to help support your business growth. Ideally situated just north of the intersection of N. Morgan Rd. and Northwest Expressway, the location offers convenient access to the John Kilpatrick Turnpike, ensuring easy connectivity to the surrounding metro area and major highways.

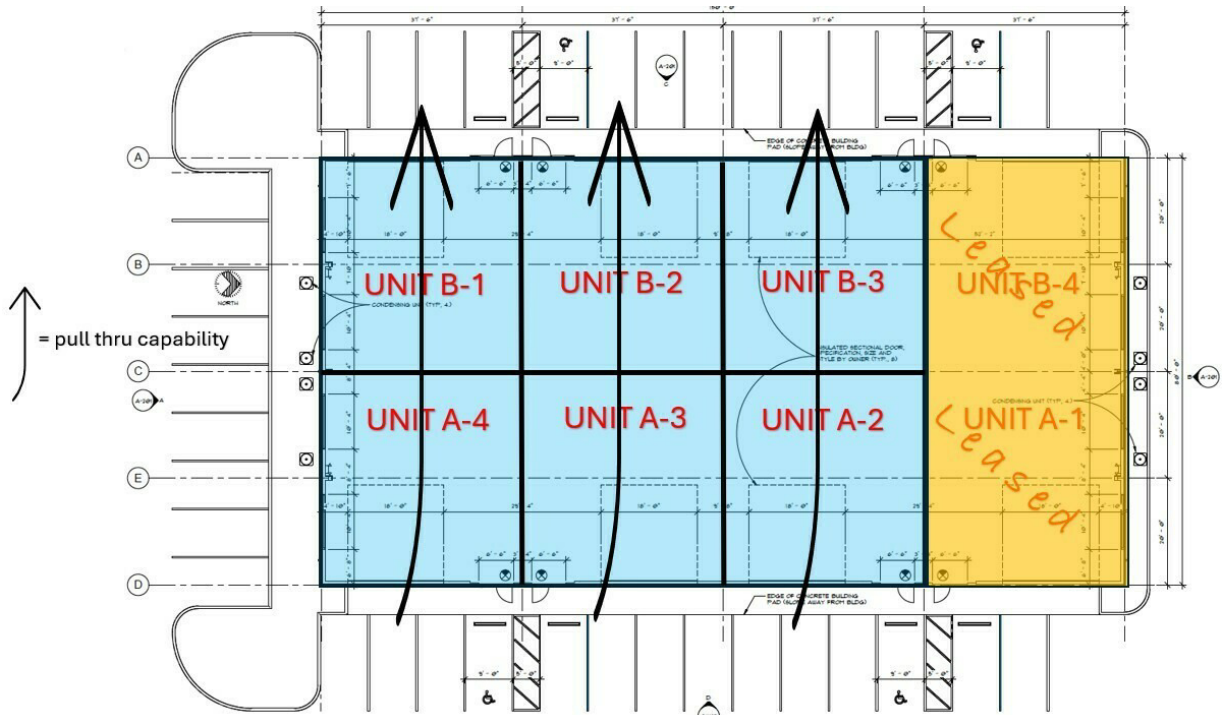
### PROPERTY HIGHLIGHTS

- Overhead doors measuring 14' high by 18' wide, equipped with automatic openers
- Entire space is fully climatized
- Pull-through capability within the warehouse area
- Clear span height of 18' to 20'
- 3-phase electrical service
- Includes a built-out bathroom

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## LEASE SPACES



### LEASE INFORMATION

|              |                   |             |                      |
|--------------|-------------------|-------------|----------------------|
| Lease Type:  | NNN               | Lease Term: | Negotiable           |
| Total Space: | 1,500 - 10,500 SF | Lease Rate: | \$12 - \$13.50 SF/yr |

### AVAILABLE SPACES

| SUITE    | TENANT    | SIZE (SF)         | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|----------|-----------|-------------------|------------|---------------|-------------|
| Unit A-4 | Available | 1,500 - 10,500 SF | NNN        | \$13.50 SF/yr | -           |
| Unit A-3 | Available | 1,500 - 10,500 SF | NNN        | \$12.00 SF/yr | -           |
| Unit A-2 | Available | 1,500 - 10,500 SF | NNN        | \$12.00 SF/yr | -           |
| Unit A-1 | -         | 1,500 - 10,500 SF | NNN        | \$13.50 SF/yr | -           |
| Unit B-1 | Available | 1,500 - 10,500 SF | NNN        | \$13.50 SF/yr | -           |
| Unit B-2 | Available | 1,500 - 10,500 SF | NNN        | \$12.00 SF/yr | -           |
| Unit B-3 | Available | 1,500 - 10,500 SF | NNN        | \$12.00 SF/yr | -           |
| Unit B-4 | -         | 1,500 - 10,500 SF | NNN        | \$13.50 SF/yr | -           |

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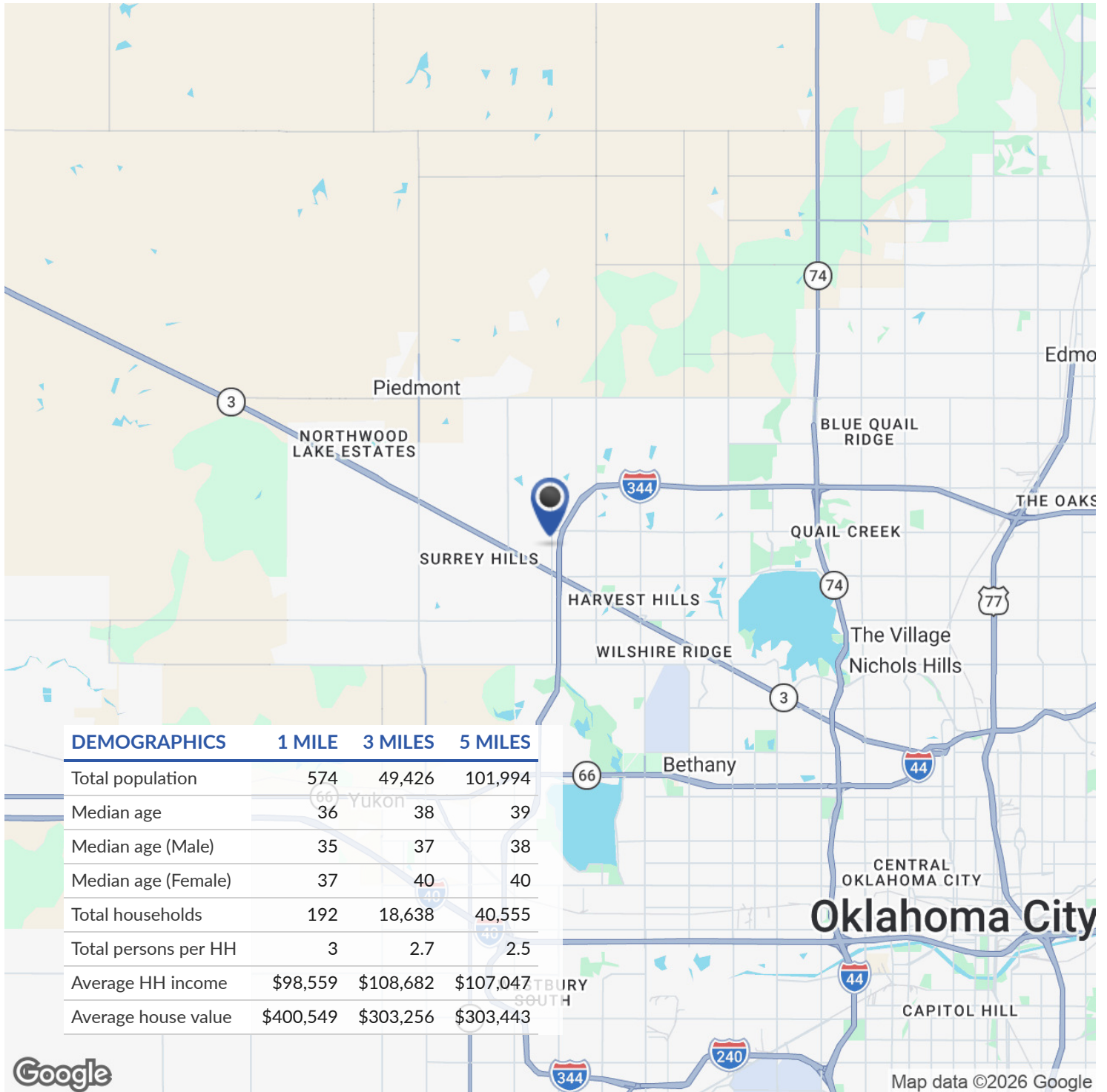
## ADDITIONAL PHOTOS



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## LOCATION MAP



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