

# FOR LEASE



## IGC PHASE II

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**KIEMLEHAGOOD**

## SHOWROOM / WAREHOUSE

### SUITE #300

Lease Price: \$1.05/SF/Mo

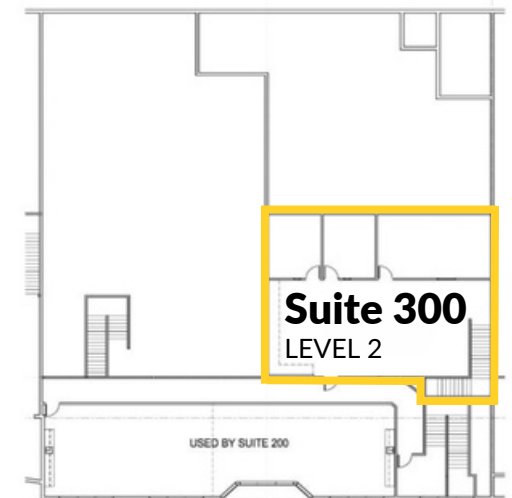
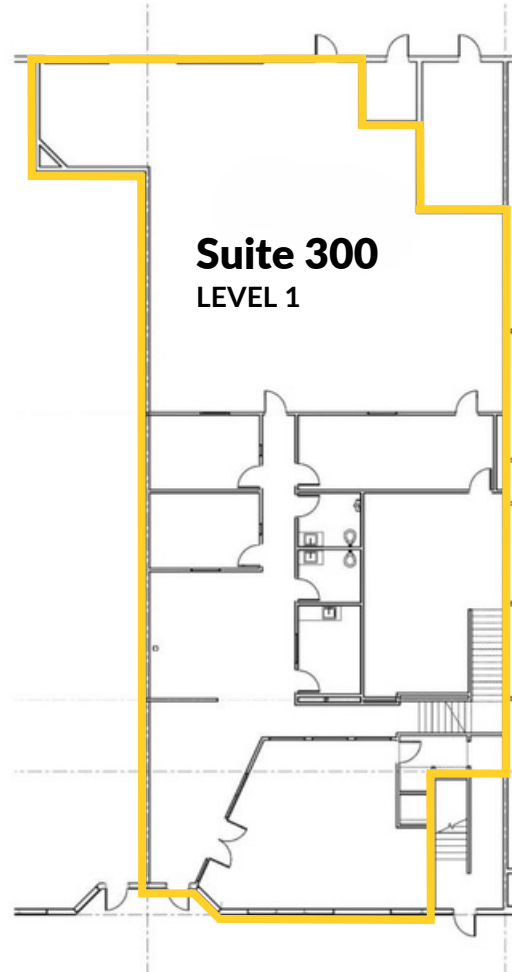
Lease Type: NNN

Space Size: ±8,046 SF

**1stLevel: ±6,087 SF**

**2ndLevel: ±1,959 SF**

- Dock Level & Grade Level door



## ENDLESS SHOWROOM POTENTIAL



### LUXURY CAR COLLECTION



### LUXURY WORKSPACE



### LUXURY LOUNGE

This ±8,046 SF two-level showroom/warehouse offers unmatched flexibility for automotive enthusiasts, collectors, and creative users alike. The first level's expansive open floor plan can be transformed into a luxury car collection display, a hobby mechanic's dream workspace, or a high-end retail concept with ample room for customization. The second level provides nearly 2,000 SF of additional space, perfect for offices, a lounge, or private showcase areas that elevate the user experience. With both dock and grade-level doors for ease of access, this space seamlessly blends function and style, delivering endless opportunities to maximize visibility, storage, and long-term value.

*These rendering are conceptual visualizations for illustrative purposes only.*

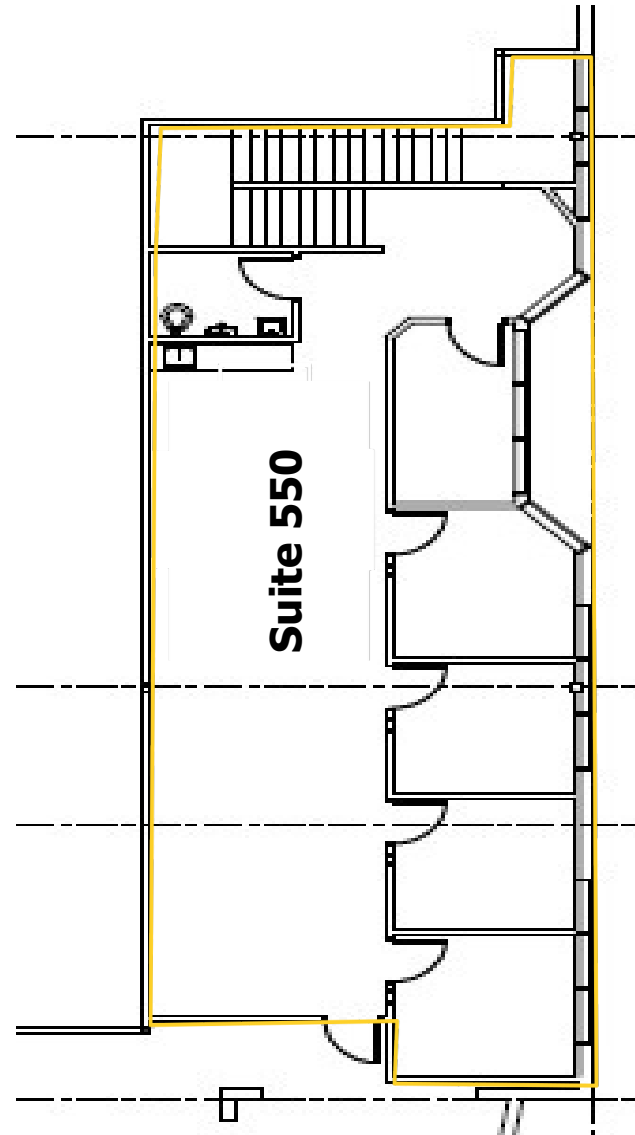
## OFFICE - MEZZANINE SPACE

### **SUITE #550**

Lease Price: \$1,250 per month  
Lease Type: NNN  
Space Size: ±1,648 SF  
Available: January 1, 2025

### OFFICE FEATURES

- Kitchenette
- Offices with open area
- Freeway visibility from I-90



**ENDLESS OFFICE SPACE POTENTIAL****MEZZANINE OFFICE OPPORTUNITY**

Suite 550 offers  $\pm 1,648$  SF of versatile mezzanine office space potential designed for functionality and comfort. Featuring a convenient kitchenette, private offices with an open collaborative area, and excellent visibility from I-90, this suite is ideal for companies seeking both accessibility and efficiency.

The space provides modern amenities in a professional setting, with a lease rate of \$1,250 per month (NNN).

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## YARD SPACE

Lease Price: \$0.10 PSF per month

Available Size: ±14,500 SF





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