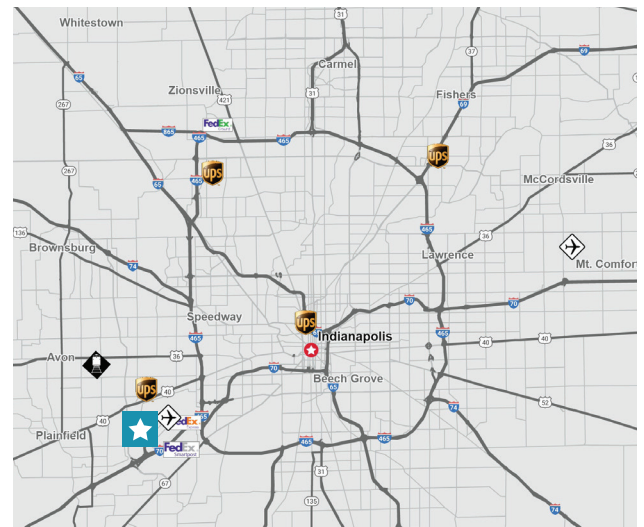


FOR SUBLEASE



- 120,430 SF Warehouse Available
- ±1,440 SF Main Office
- ±1,674 SF Shipping Office
- ±540 SF Receiving Office
- 36' Ceiling Height
- 15 Docks
- 1 Drive-in
- ESFR Sprinkler System
- Available Immediately
- Sublease Term through 9/30/2025

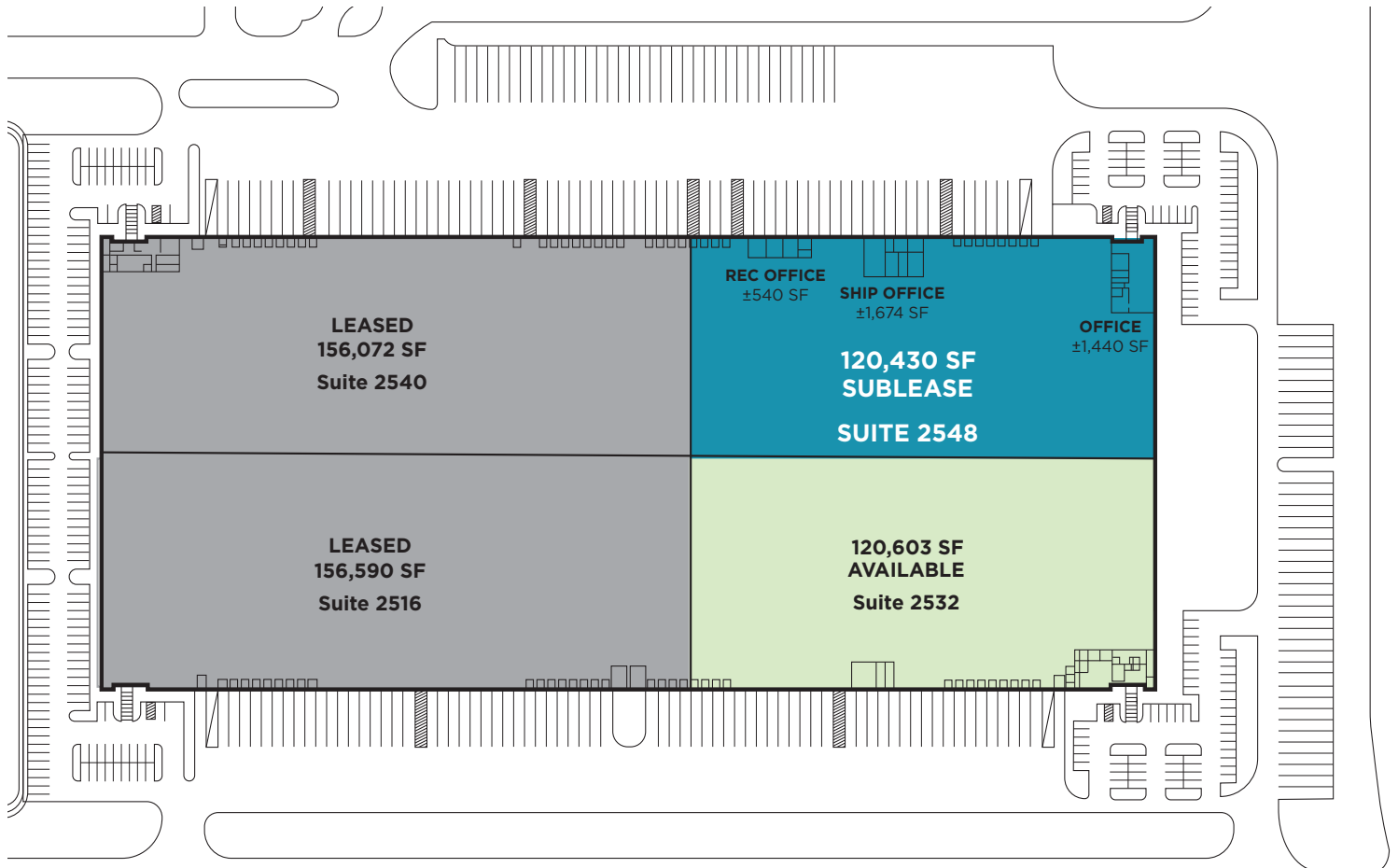
• **NNN Lease Rate: \$5.95 PSF**
2024 Estimated OPEX: \$1.90 PSF



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Site Plan



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