

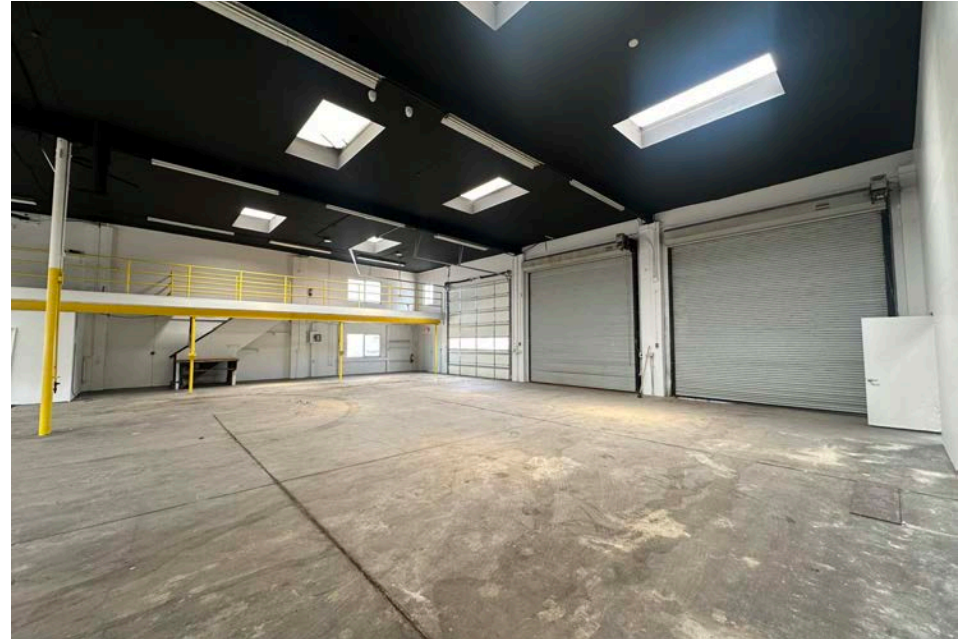


# Property Highlights

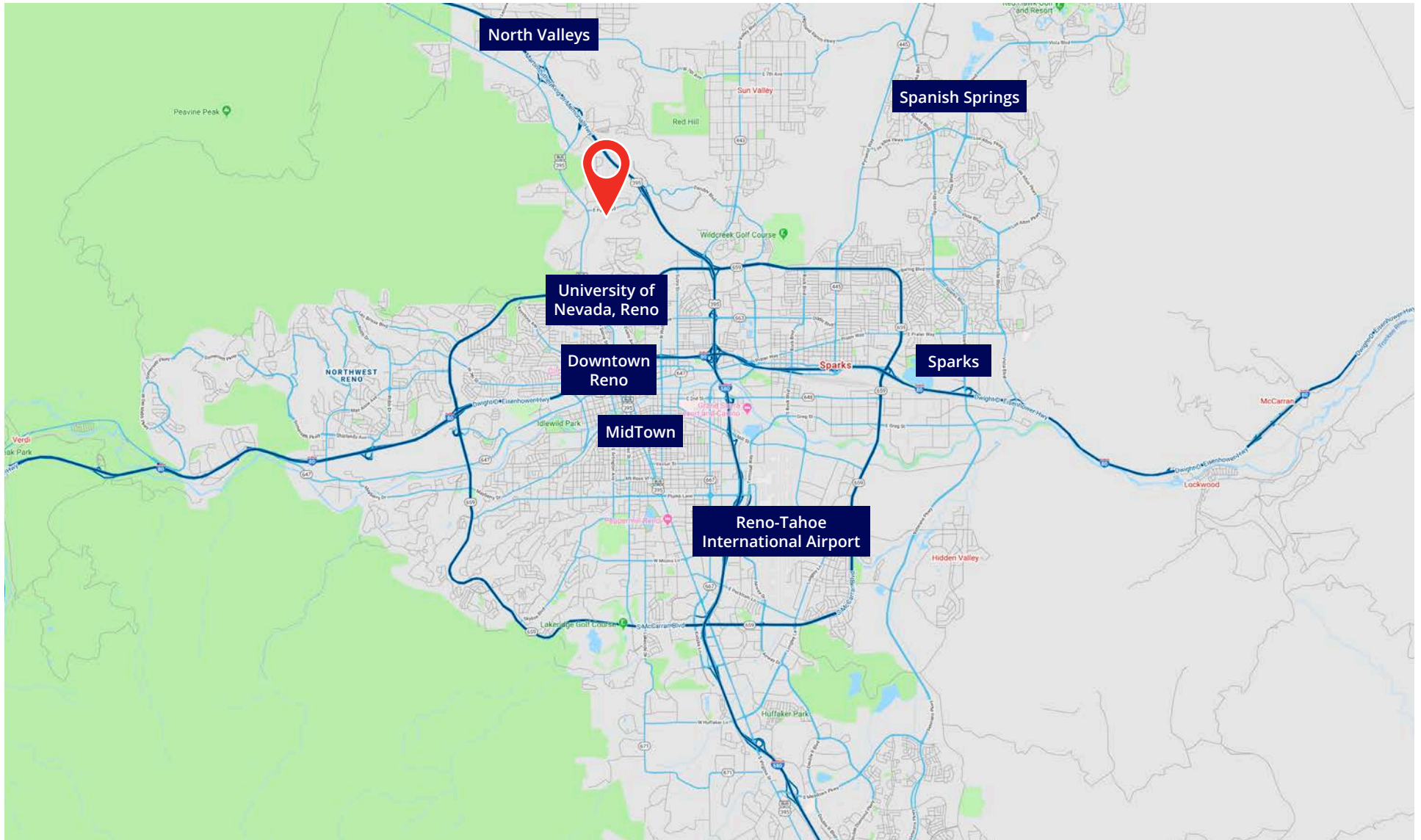
- Negotiable lease rate
- \$2,021/Mo NNN (Estimated)
- ±11,266 SF available
- ±3,096 SF office (2 Story)
- 8 drive-in door (14 x 14')
- 21' clear height
- Power: 600 Amp, 120/208-Volt, 3P – 4Wire
- 8.22 acre fenced secured outside storage with two access points to Parr Blvd
- Two private rail spurs (UPRR)
- Centrally located
- Large local workforce
- Nearby public transportation
- Built in 1980



# Recent Property Improvements



# Regional Location



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