

FOR LEASE OR SALE

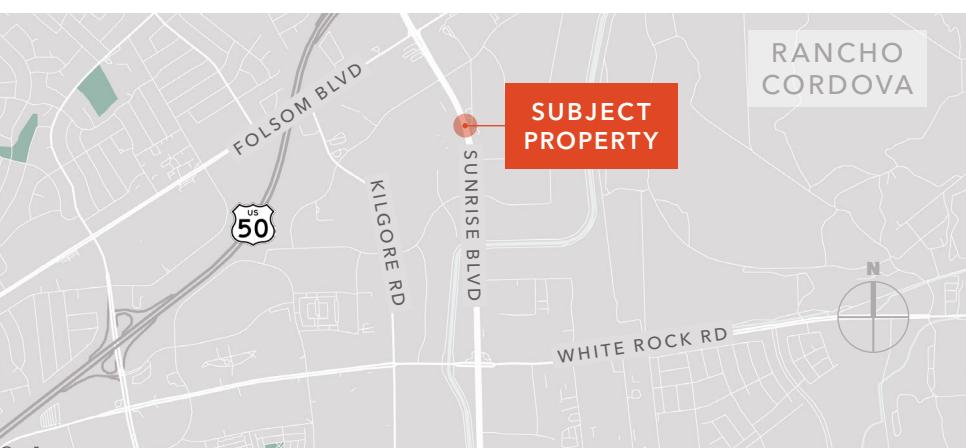
# 2711 CITRUS ROAD

*±28,021 SF Flex/Assembly/  
R&D Building*



## Property Features

Divisible to ±14,000 SF	4.4 per 1,000 Parking
Existing Offices	High Image Building With Extensive Glass and Landscaping
Fully Conditioned Space	Quick Access to Hwy 50
1,600 amps of 480v Power (To be independently verified by Tenant or Buyer)	Many Nearby Amenities
Two (2) Grade Level Doors	M-1 Zoning
2.05 AC Site	Competitive Pricing, Significantly Below Replacement Cost
Wired for Fiber Optics	



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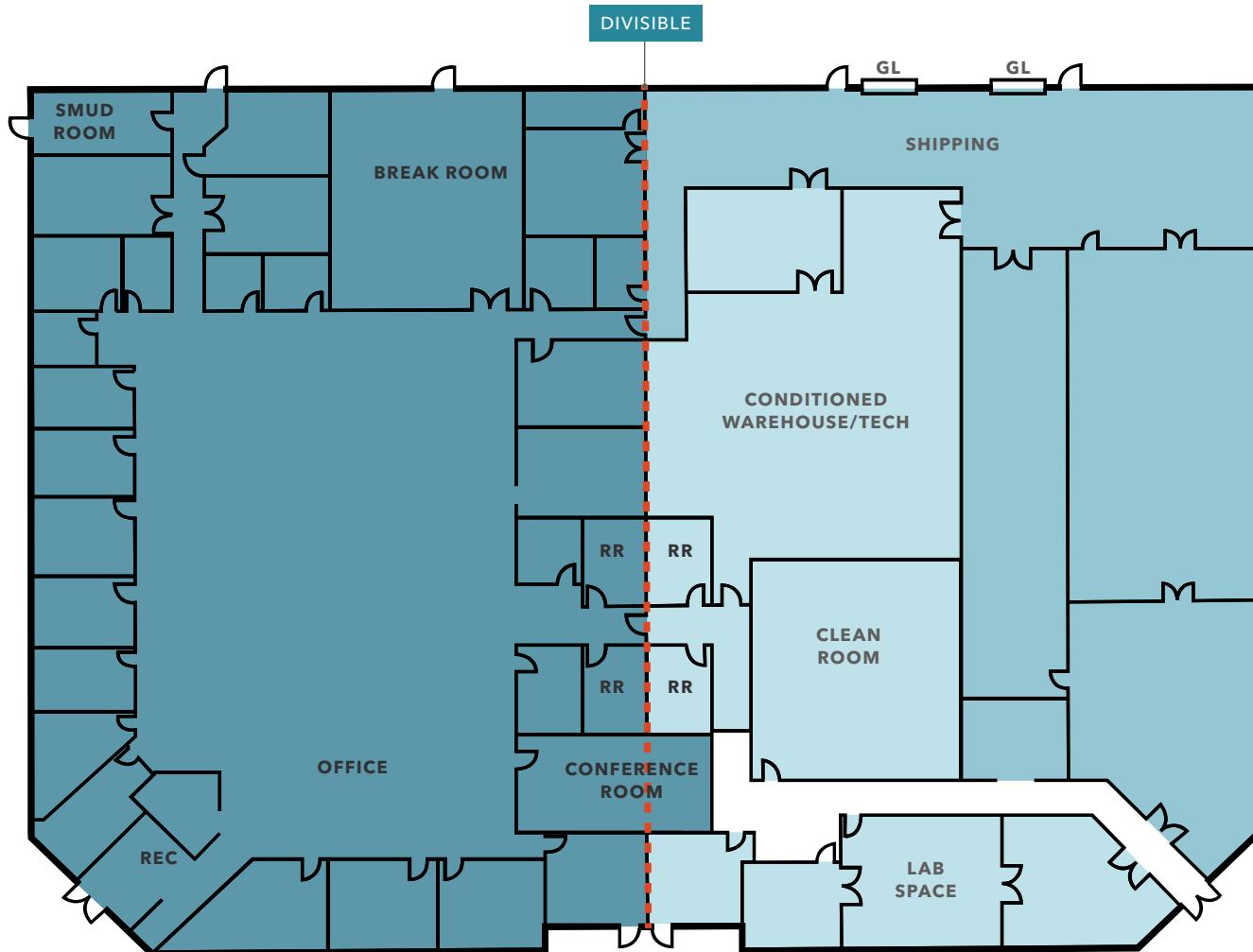
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Mathews

# FLOOR PLAN



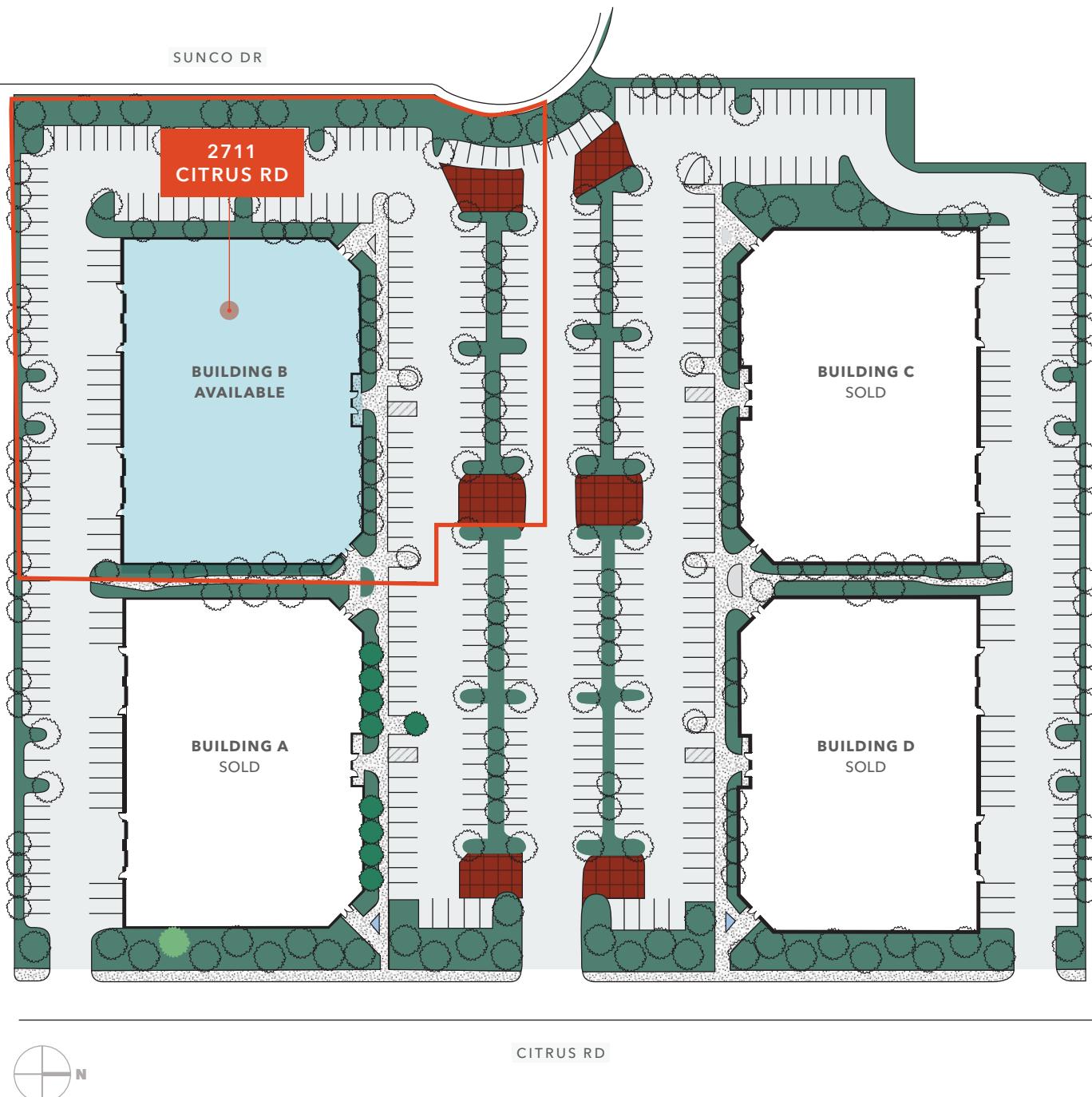
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# SITE PLAN



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