

FOR SUBLEASE



Sublease Gross Rental Rate includes Utilities

- 179,980 SF Warehouse (no office, restroom only)
- Air-conditioned Building
- 36' Ceiling Height
- Zoned I-2
- 15 Docks
- 1 Drive-in
- ESFR Sprinkler System
- Available Immediately

- **Gross Lease Rate Including Utilities: \$5.50 PSF**
Inclusive of all Operating Expense (real estate taxes, insurance, common area maintenance - with no pass throughs) all utilities (electric, gas, water sewer) and Master Tenant's on-site security inclusive of guard shack.

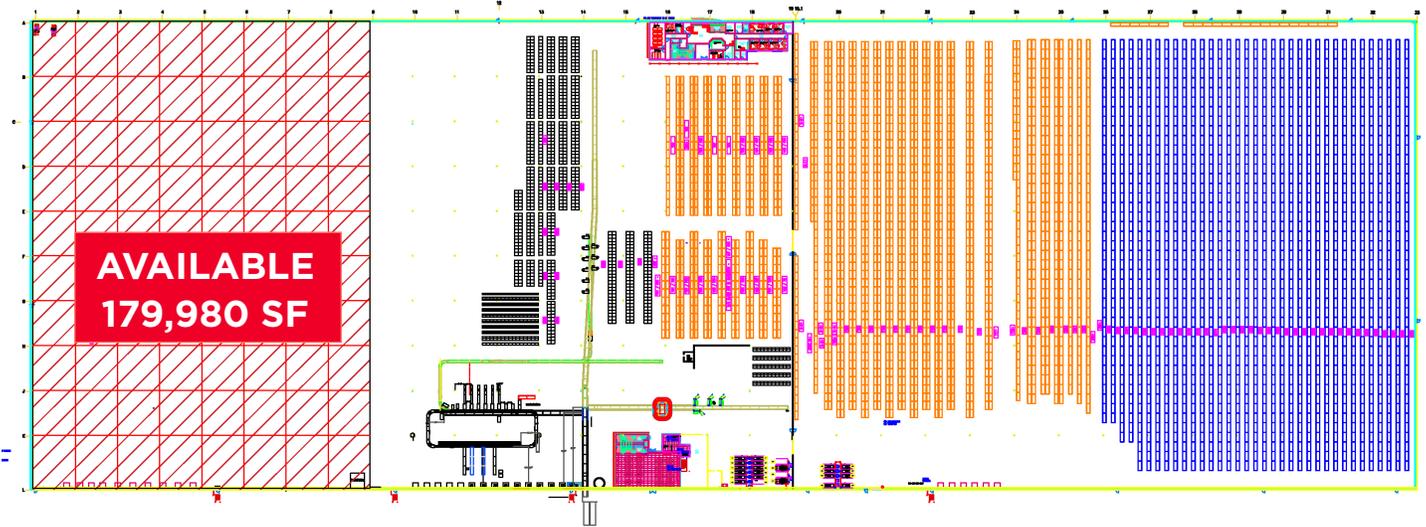


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Floor Plan



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