

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (Gross Plus Utilities)
Building Size:	20,650 SF
Available SF:	1,801 - 10,689 SF
Year Built:	1940
Zoning:	M-1

PROPERTY OVERVIEW

Four industrial spaces available for lease! Each unit has high ceilings either with drive in door or half dock. Suites are adjacent and can be combined for up to 10,690 Sf.

Located off Buffalo Rd just East of Mt Read with convenient access to 490.

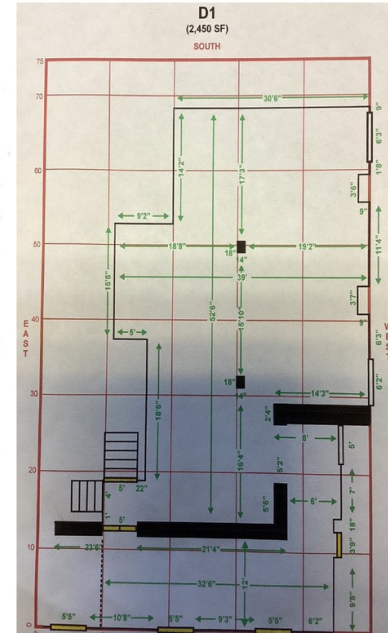
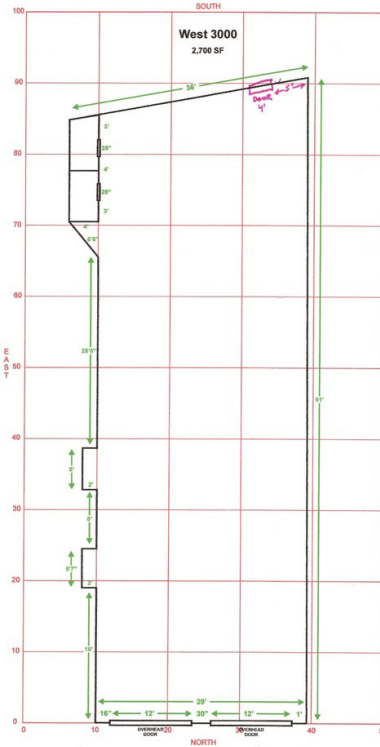
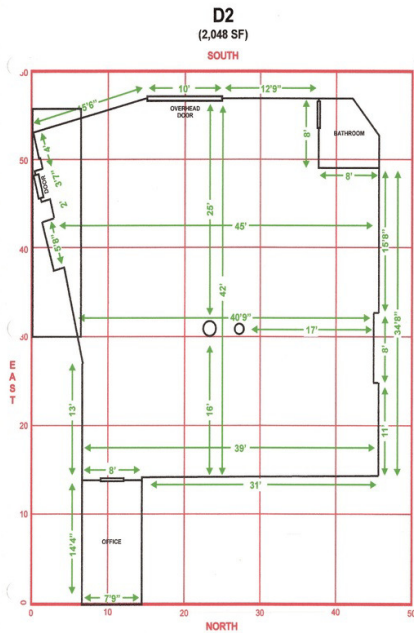
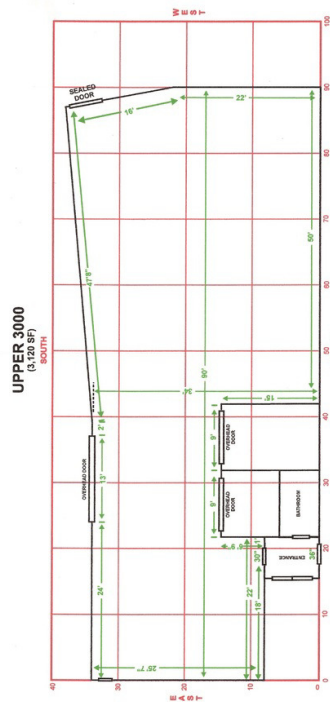
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LEASE INFORMATION

Lease Type:	Gross Plus Utilities
Total Space:	1,801 - 10,689 SF

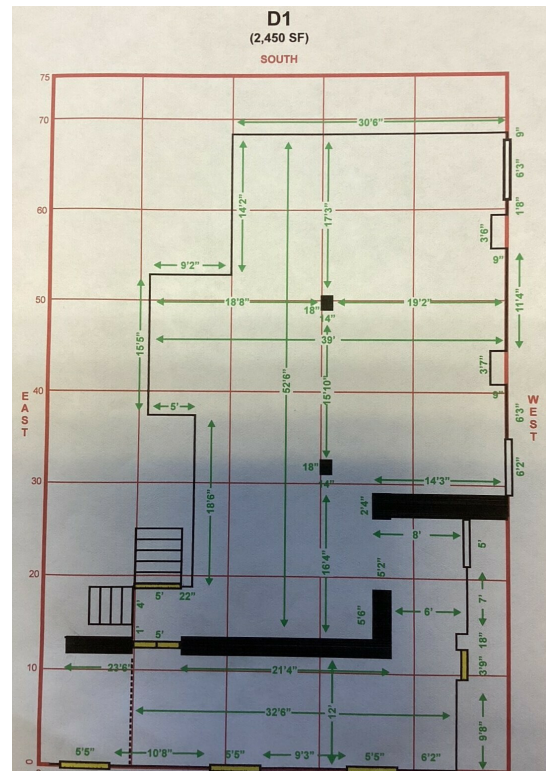
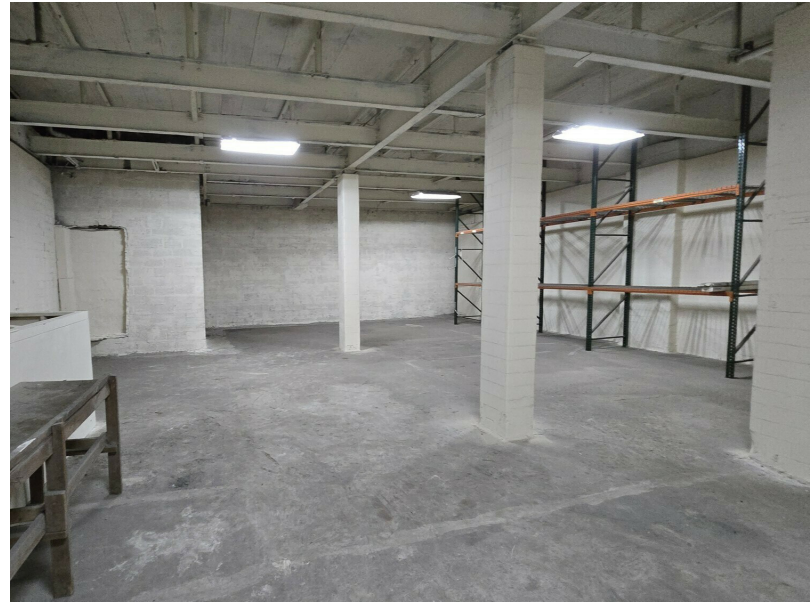
Lease Term:	Negotiable
Lease Rate:	\$1,700.00 - \$2,900.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite W3	Available	3,072 - 10,689 SF	Gross Plus Utilities	\$2,900 per month
Suite D1	Available	1,801 - 10,689 SF	Gross Plus Utilities	\$2,700 per month
Suite D2	Available	1,967 - 10,689 SF	Gross Plus Utilities	\$1,700 per month
Suite D3	Available	3,024 - 10,689 SF	Gross Plus Utilities	\$2,800 per month

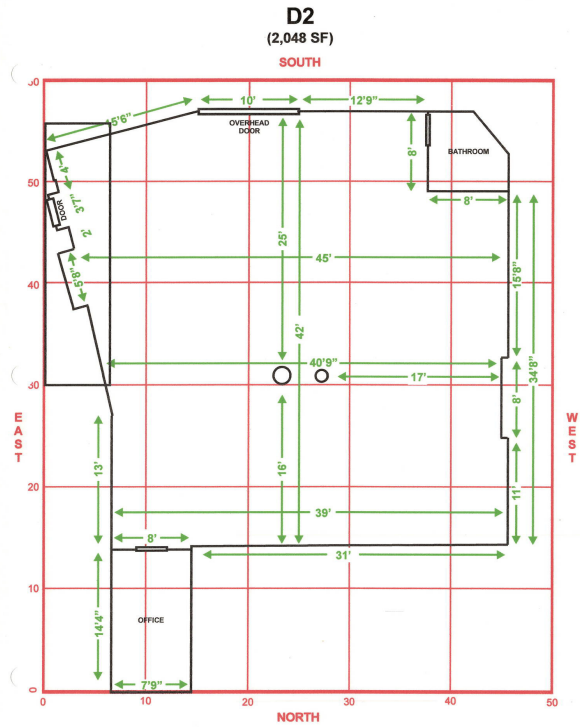
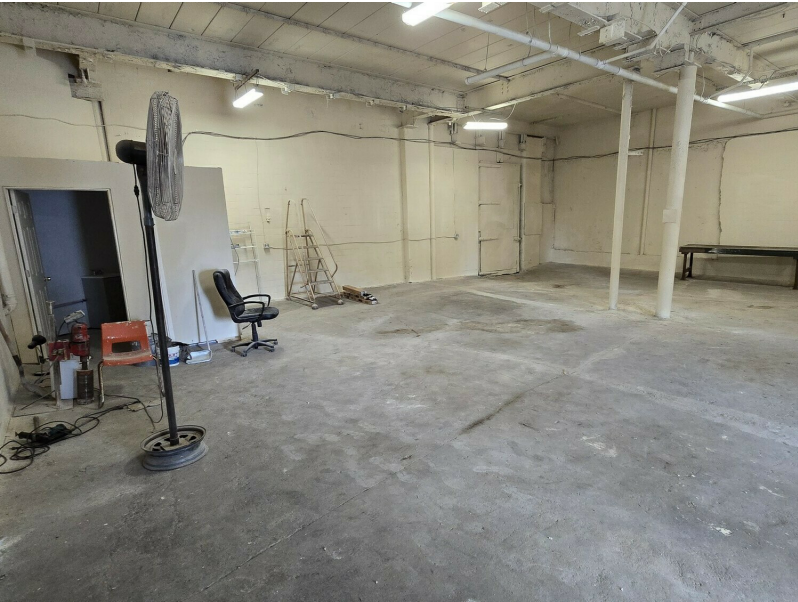
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SUITE D1 - 2,450 SF



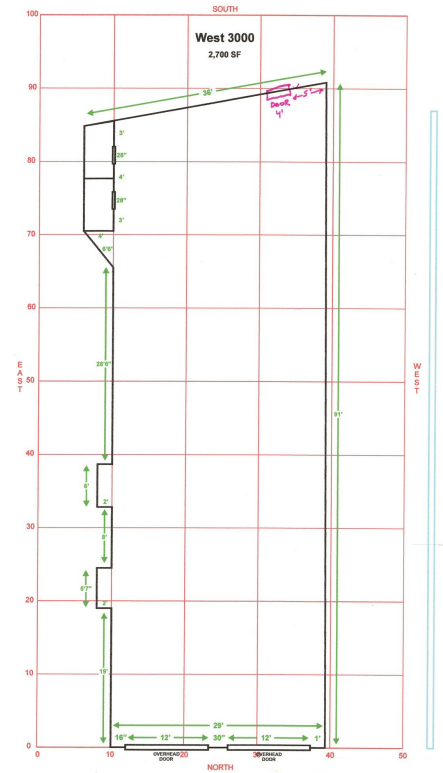
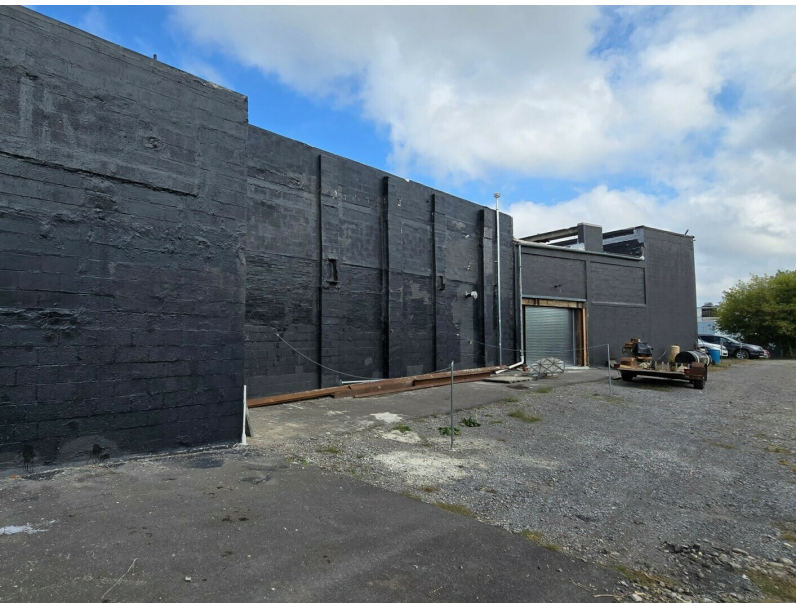
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SUITE D2 - 2,048 SF



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SUITE W3 - 2,700 SF



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