



## CORPORATE PARK WEST 1

### Property:

- ± 44,000 Sq. Ft. available for lease
- ± 1,039 Sq. Ft. of office
- 5 total dock doors, 4 w/pit levelers
- 1 12'x14' drive-in door
- 22' clear height
- 40' x 40' typical column spacing

### Location:

- Just east of I-270 and Roberts Rd. interchange
- Easy access to the freeway; ± 1 mile to I-270
- Less than 5 minutes to I-70



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**Property Specifications:**

- ± 98,500 Sq. Ft. building
- ± 44,000 Sq. Ft. available for lease
- 22' clear height
- 40' x 40' typical column spacing
- 293' depth
- Fully sprinkled - wet system
- 225 amp - 277/480 volt electrical
- Zoned M-2
- 5 total dock doors (four 8'x10' dock doors w/pit levelers, one 8'x8' dock door)
- One 12'x14' drive-in
- 18 car parking spots

**Rental Rate:**

- \$7.50/Sq. Ft. NNN
- 2025 Estimated Operating Expenses: \$2.20/Sq. Ft. (Taxes, Insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

**Available Suites:**

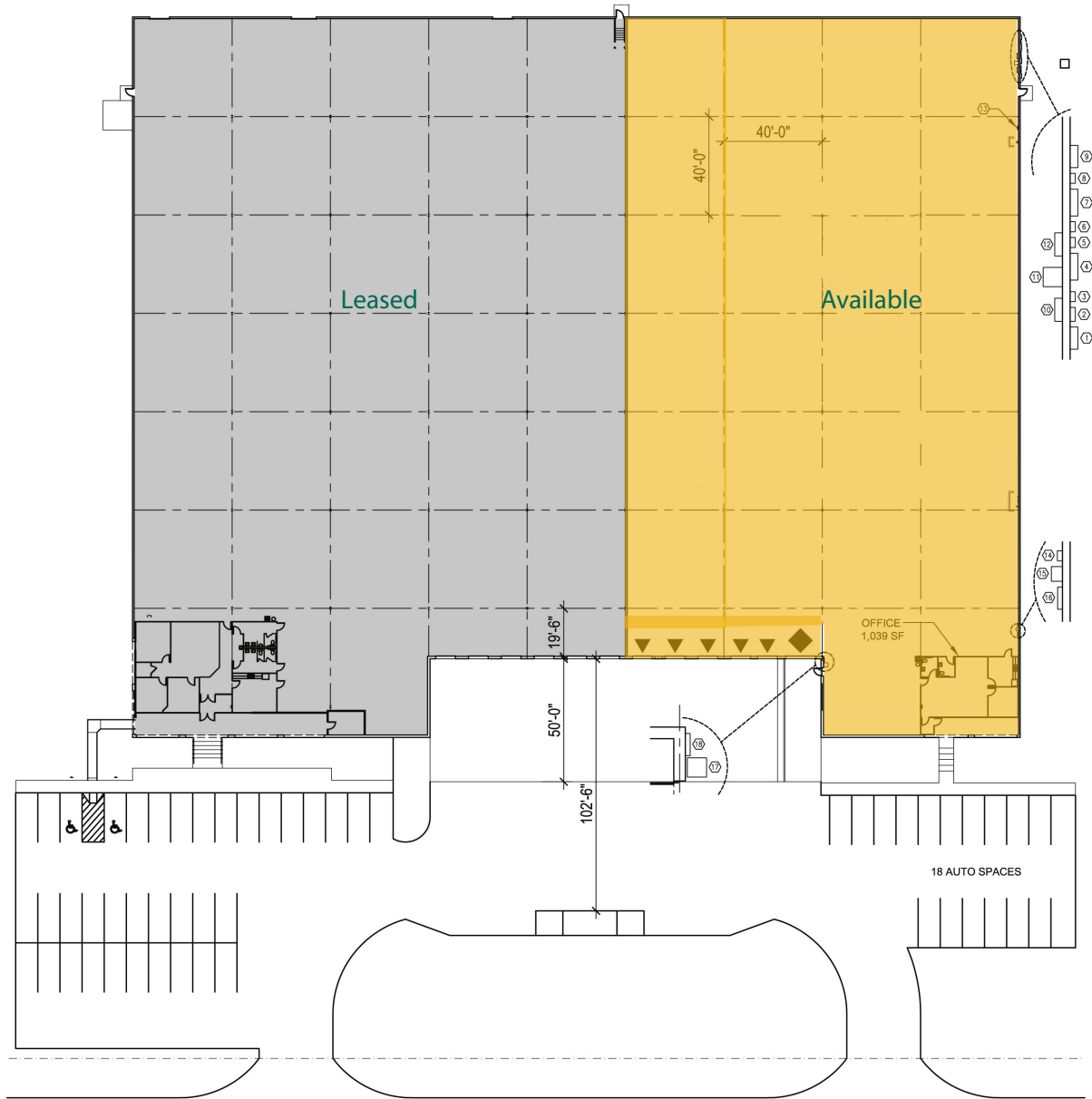
Unit	Total SF	Office SF	Rate	Docks	Drive-in
3834	± 44,000	± 1,039	\$7.50 NNN	5	1

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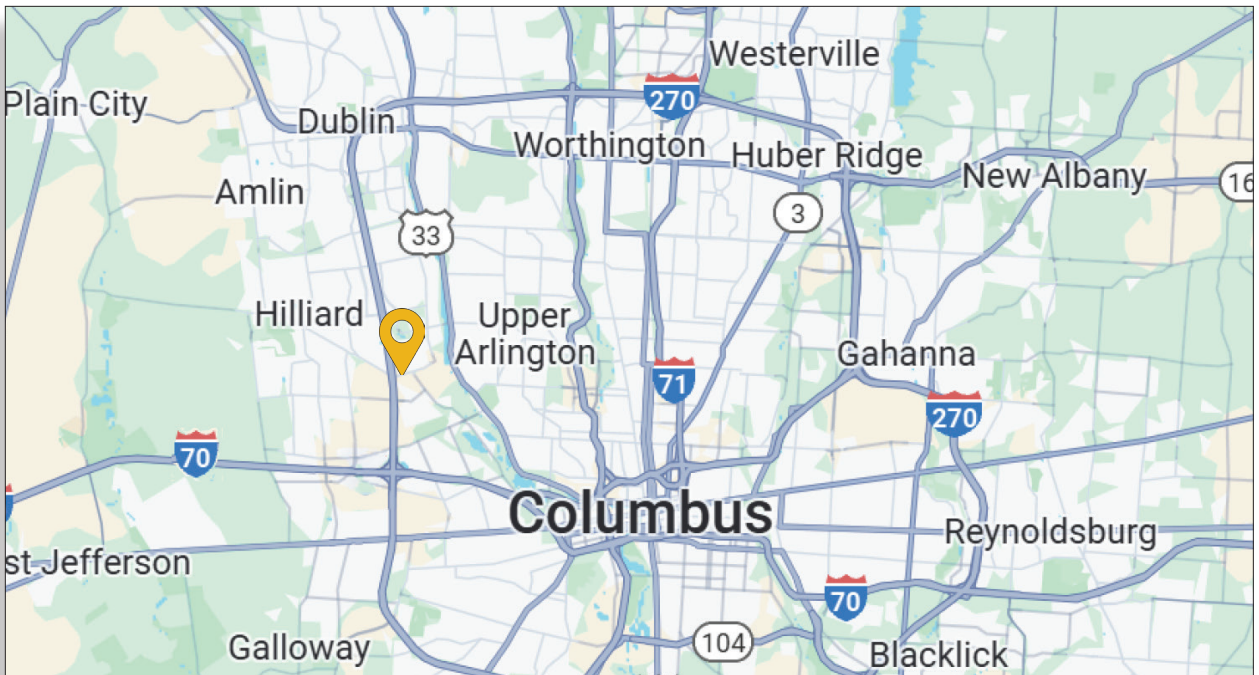
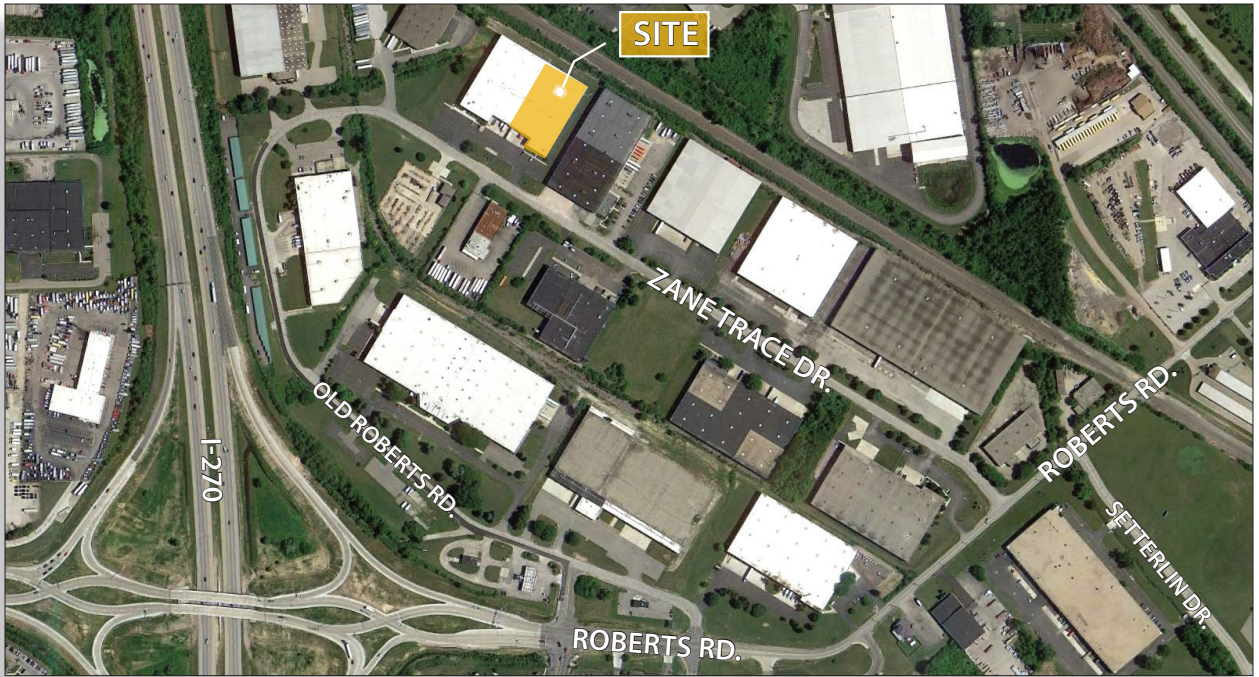


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