

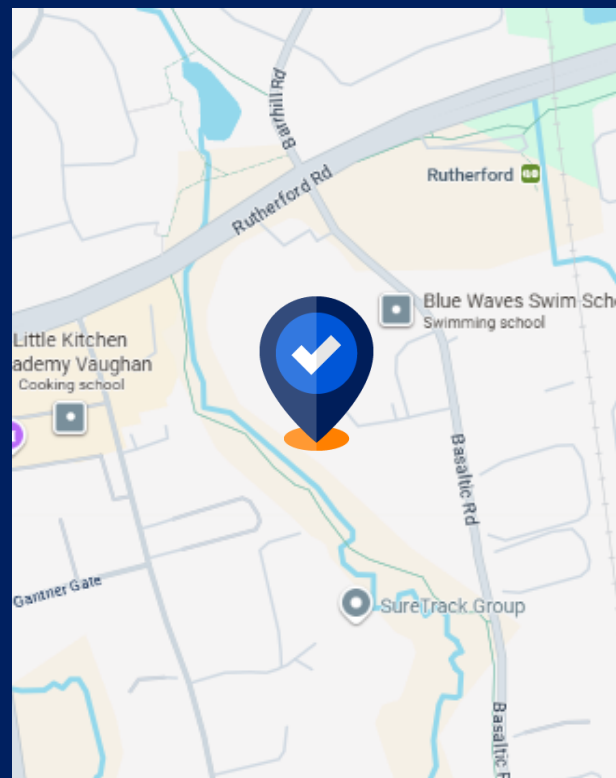
## Industrial Sublease Available

### Space Profile

<b>Premises</b>	19,004 SF on 1.69 acres
<b>Space</b>	16,028 SF Warehouse 2,076 SF Office
<b>Sublease Term</b>	To March 30, 2031
<b>Occupancy</b>	Immediate
<b>Net Rent</b>	\$16.00
<b>TMI</b>	\$7.53 (2025 estimate)
<b>Shipping</b>	2 Oversized Drive-in Doors
<b>Zoning</b>	EM2
<b>Parking</b>	36 Spots
<b>Power</b>	1600 AMPS

### Features

- Single tenant industrial property
- 19,004 square feet including 2076 square feet of office space with mix of private offices
- 24' clear height
- 2 oversized drive-in doors
- 1.69 acres with excess land for outside storage
- EM2 zoning offers a wide variety of uses
- Easy access to Highway 407 and 400



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