



## HIGHLIGHTS

- Multi-Tenant Building Secured Business Park 24' Ceilings w/Dock High(total 24) & Ground Level Loading (total 13)
- 180' truck aprons, ESFR sprinkler system
- From 4000SF,5747SF; 7997SF , 8747SF; 10,747SF; 13,747SF; 15247SF; 23,244SF
- OFFICE FEATURES LOBBY; A KITCHENETTE, 2 RESTROOM, OFFICE/ WORKSPACE WITH A CLEAN MODERN DESIGN & WAREHOUSE ACCESS

## OVERVIEW

Building & Interior office will be completed by May 2022 • Dock high loading with ramps • 24' clear height • ESFR sprinkler system • 180' truck aprons \*\*All building can be subdivided with High Loading docks & Drive in Ramps You can lease 5747SF or 7997SF or 8747SF or 10,747SF or 13,747SF or 15247SF or 23,244SF Office: 2 Story office 1562SF Drive in Door: 12'x 14'(13) DOCK: 9'x 10' (24) LED Lights in warehouse Call (346)803-0175 or email teamgracezhang@gmail.com Fore more information

## RENTAL DETAILS

<b>SPACE AVAILABLE</b>	5,747-15,247 SF	<b>LEASE TYPE</b>	Triple Net, Negotiable
<b># OF SPACES</b>	6	<b>LEASE LENGTH</b>	Negotiable
<b>RENT RATE (MO)</b>	\$0.85 USD /SF/mo	<b>AVAILABLE</b>	Now
<b>RENT RATE (YR)</b>	\$10.20 USD /SF/yr		

## BUILDING DETAILS

<b>PROPERTY TYPE</b>	Industrial	<b>TOTAL BUILDING SIZE</b>	91,000 SF
<b>PROPERTY SUBTYPE</b>	Warehouse	<b>YEAR BUILT</b>	2022