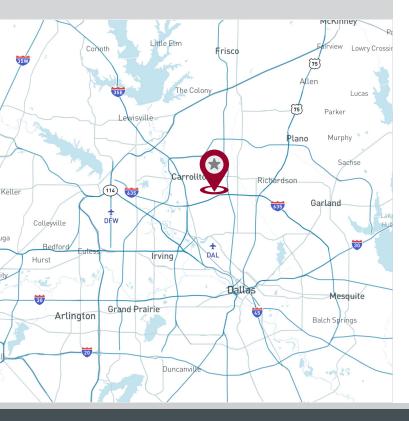
## FOR LEASE

#### ±18,938 SF | FLEX, OFFICE, SHOWROOM | COMPLETELY RENOVATED IN 2022





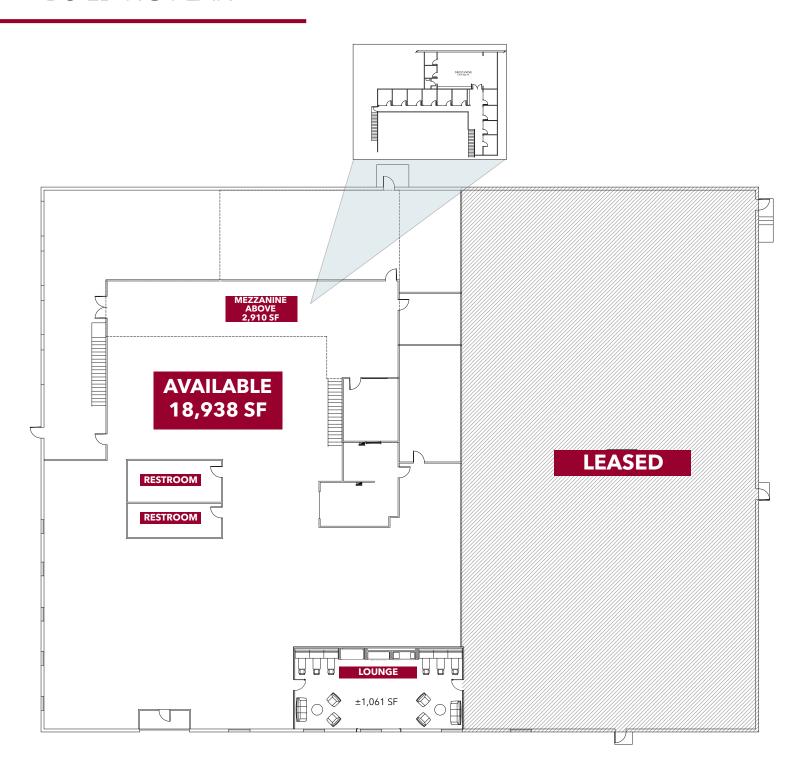
### **AVAILABILITY HIGHLIGHTS**

- ±32,038 SF Total Building Size
- ±18,938 SF Total Available Space
- ±15,437 SF Office / Showroom
- ±3,500 SF Warehouse
- ±1,062 SF Common Lounge (Not included in Total SF)
- 100% HVAC
- 3 Dock High Doors / 1 Ramped Door
- 21' Clear Height
- Sprinklered
- 2.6/1000 Parking
- Extensive Exterior / Interior Renovations
- Available Q1 2023

#### **ECONOMIC DATA**

\$18.00 PSF Base Rental Rate: Operating Expenses: \$ 3.50 PSF

### **BUILDING PLAN**



## **18,938 SF AVAILABLE**

# FOR LEASE









## **18,938 SF AVAILABLE**

SITE AERIAL

