

THE BEST BUILDING YOU'LL EVER SEE



PROPERTY HIGHLIGHTS

- Size: 27,201 SF
- Office: 3,000 SF
- Mezzanine: 2,500 SF (not included in SF)
- Clear Height: 24'
- Docks: 3 Exterior Docks w/ levelers
1 DID
- Power: 800 amp 277/480 volt 3-phase
- Sprinkler: ESFR
- Construction: Precast concrete
- Heat: Gas-fired unit heaters;
Radiant heated floors in office
- Parking: 50 spaces (expandable)
- Pricing: \$95/SF
- Lease Price: \$3.99/SF Net
- Taxes: \$1.47 PSF
- Insurance: \$0.11 PSF
- CAM: \$0.27 PSF
- Comments:
 - Freestanding building constructed in 2003
 - Warehouse fully climate controlled; 29 skylights; white painted walls
 - 15,000 SF of expansion possible
 - High quality finishes in office and warehouse
 - ESFR sprinklered
 - Marble finishes in office
 - White painted warehouse floors
 - Owner willing to leave racking in place



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