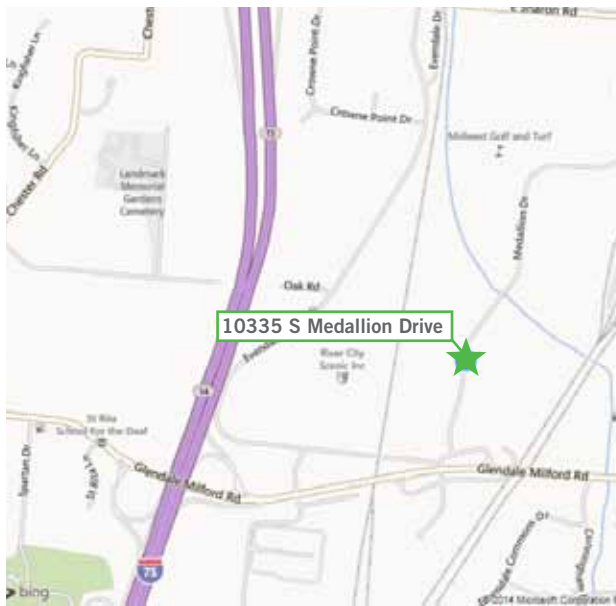




## 4,500 - 9,000 SF Class A Space For Lease



**36,000 SF total of Class A space**

**4,500 - 9,000 SF available**

- Suite 10321 - 6,750 SF End Cap
- Suite 10327 - 4,500 SF - can be combined for 9,000 SF total
- Suite 10329 - 4,500 SF - can be combined for 9,000 SF total
- Suite 10335 - 6,750 SF End Cap

**18' clear height**

**Docks and drive-in doors**

**Air-conditioned offices**

**Minutes to I-75/Exit 14**

For more information, contact:

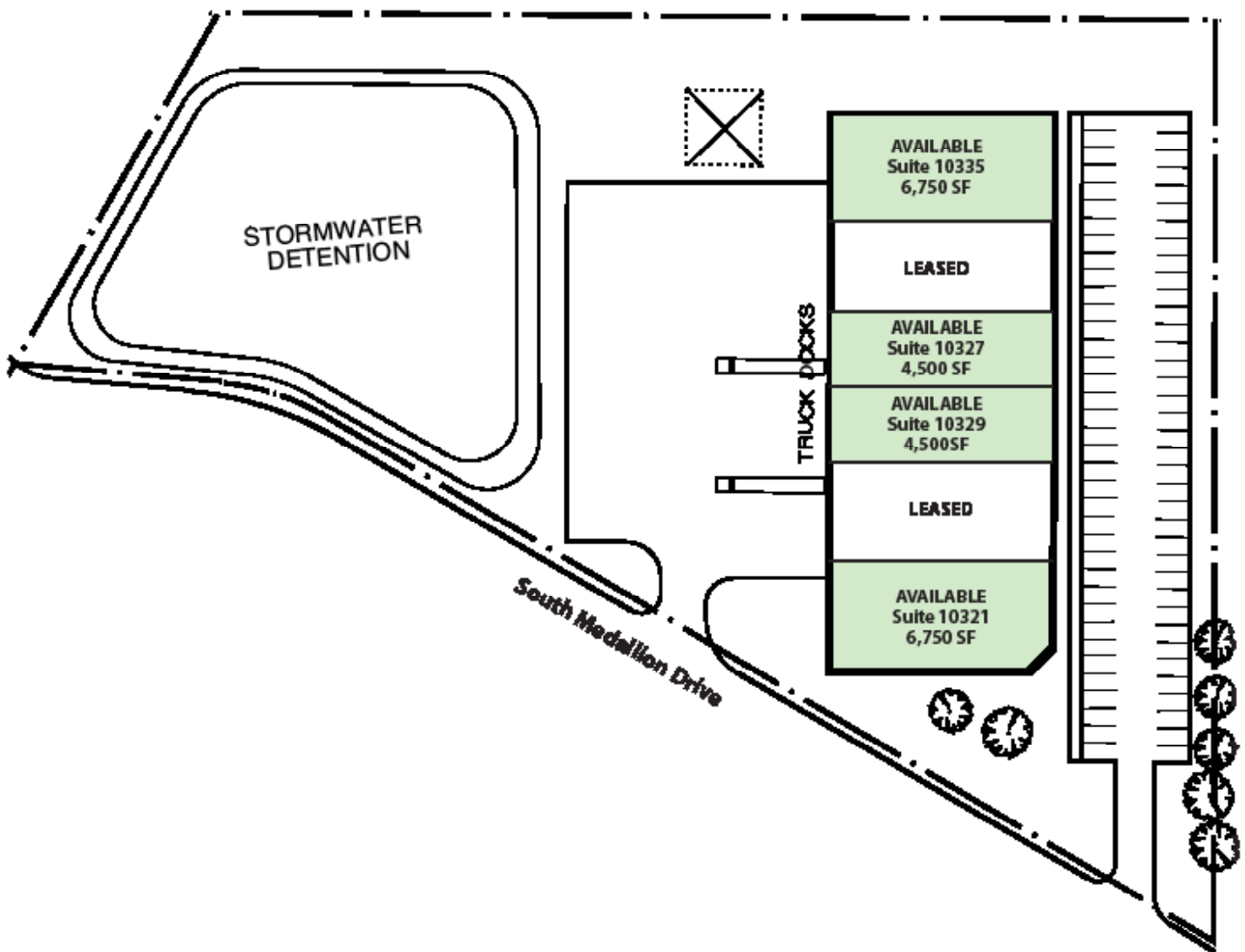
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Site Plan

Suite #	Total/SF	Office/SF	Whse/SF	Dock Doors	Drive-In Doors	Lease Rate	Comments
10321	6,750	5,977	773	0	1	\$9.00/SF Gross	Heavy Office
10327	4,500	2,400	2,100	1	0	\$7.00/SF Gross	Can be combined with Suite 10329 for 9,000 SF
10329	4,500	830	3,670	1	0	\$6.00/SF Gross	Can be combined with Suite 10327 for 9,000 SF
10335	6,750	5,527	1,223	0	1	\$9.00/SF Gross	Heavy Office



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## Building Specs

Total SF:	36,000 SF
Acres:	4.591 acres
Zoning:	General Industrial
Year Built:	1998
Construction:	Tilt-up concrete
Floor:	6" concrete
Roof:	Rubber membrane
Clear Height:	18'
Sprinkler:	Wet system
Lighting:	Metal halide
HVAC:	Air conditioned offices Gas fired unit heaters in warehouse
Miscellaneous:	Class A Space Minutes from I-75/Exit 14
Operating Expenses:	\$1.69/SF/year - Includes RE Taxes, Insurance and *CAM *Excludes snow removal, includes management fee and water



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## Regional Map



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