

HI-BAY WHSE @ GREAT RATE

11,553 SF in West I-40 Corridor

8500 Los Volcanes NW (Unser/I-40 Interchange)



UNSER & LOS VOLCANES INTERSECTION



WEST BUILDING FAÇADE – FRONT ENTRANCE

- **11,553 SF, Sprinklered Building Shell Unit For Lease**
- **WHSE RATE @ \$5.50/SF NNN - OFFICE RATE @ \$11.50/SF NNN**
- **Large Truck Apron Area with 2 Dock Hi Doors & 2 Drive-In Doors**
- **Hi-Bay Ceiling Heights @ 20' to 23'**
- **Easy Truck Accessibilty in Close Proximity to I-40/Unser**
- **Adjacent Users are Longust Distributing and Katzson Brothers**
- **Facility is Excellent Fit for Distribution, Wholesale, Bulk Storage**

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Leasing ♦ Brokerage ♦ Development

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ADDITIONAL PROPERTY PHOTOS



2 DOCK-HI AND 2 DRIVE-IN DOORS WITH LARGE TRUCK APRON



SPRINKLERED BLDG SHELL WITH 40'+/- COLUMN SPACING



BLDG ANGLE SHOWING BUILDING FRONT ENTRANCE

PROPERTY LAYOUT

