

**EXCLUSIVE**



**FEATURES**

- Main section is 8,700sf with offices, break room, restrooms, 3 loading docks and a ramp to drive fork lift into building.
- An additional 2,554sf borders with 2 at grade doors.
- Could be used for warehouse or light manufacturing.
- Located on dead end road, minutes from Route 14/Miracle Mile and I86.

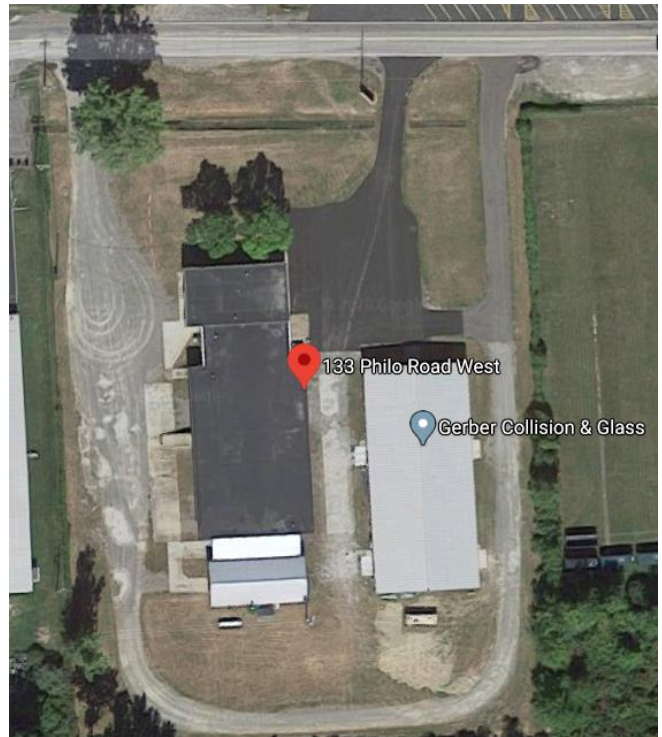


DETAILS	
TOTAL AVAIL	11,054 +/-SF
LOT SIZE	3.75 Acres
TAX ID	58.19-1-13.2
PARKING	On site
FOR LEASE	\$4.50/SF NNN

For more information, please contact:

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