

Brokerage

• Management

• Investment



## Light Industrial

<b>Lease Rate</b>	\$5.50
<b>Leasable Space: Suite C</b>	+/- 5,800 to 14,740 SF
<b>NNN Fees</b>	+/- \$1.00

### Property Features

- Excellent light industrial flex space with 2 overhead doors, 1 dock, excellent clear height, and 800 amp 3-phase power
- +/- 2,700 SF upper office and +/- 12,040 SF shop/warehouse/office main floor
- Very low NNN fees and separately metered utilities
- Conveniently located to Highways 41 and 10

### Location

- South of Prospect on American Drive



For more information, please contact  
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