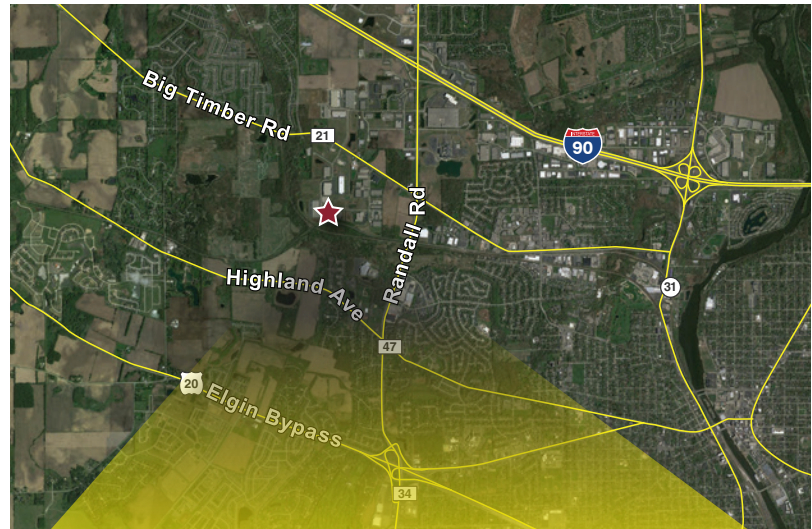




BUILDING SPECIFICATIONS:

Total Building:	45,210 SF
Unit Size:	3,100 SF
Office:	±90% (Can be reduced)
Ceiling Height:	22' Clear
Car Parking:	6 Spots
Sprinklers:	Yes
Loading:	1 Drive-in Door (12'x14')
Power:	200 Amps @ 277/480 Volts
Sale Price:	\$295,000
Lease Rate:	\$2,500 / month
Comments:	<ul style="list-style-type: none">▪ Minutes from Randall Rd & I-90▪ Corner Unit▪ Furniture Included▪ Climate Controlled Lab Space (removable)



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