



### Property Features

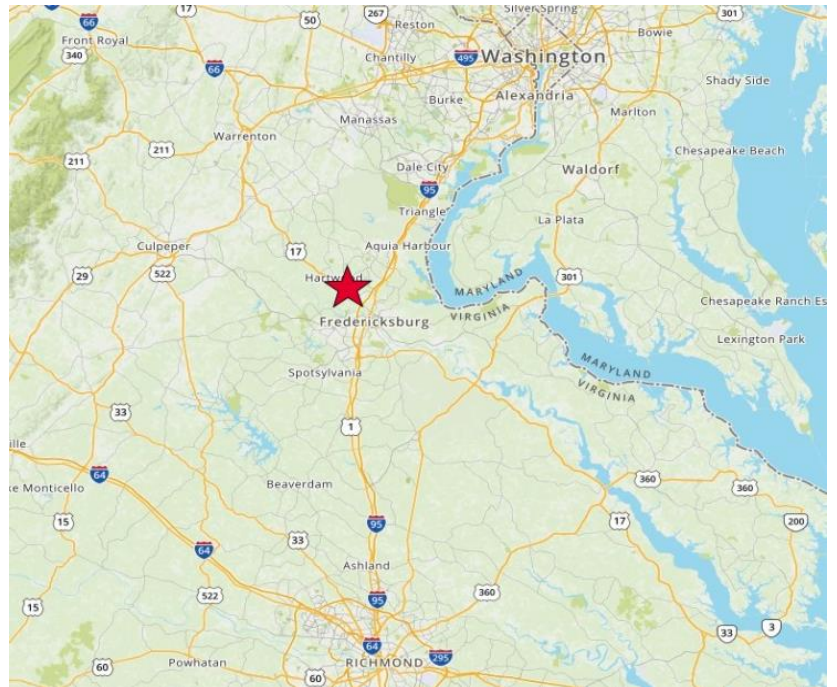
- 60,000 SF masonry building
- Entire building is fully conditioned
- 3 phase power and fiber optics
- Custom designed to fit your needs

### First Floor

- 14,000 SF office
- 5,000 SF warehouse with roll-up door
- 24' clear ceiling height
- Freight Elevator

### Second Floor

- 400 – 12,000 SF office suites available
- 5,000 – 10,000 SF storage available



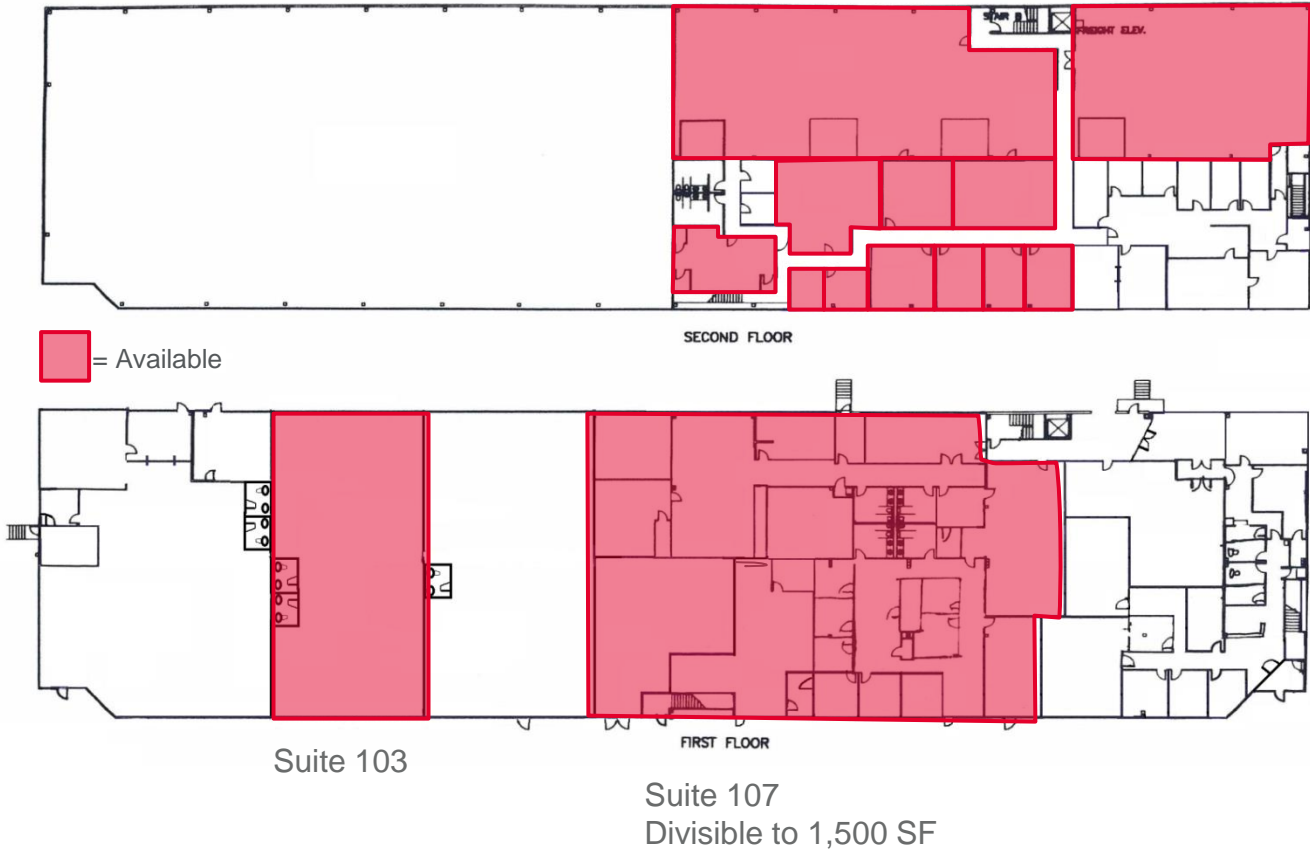
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**Floor Plan**



Specifications	
Total Size	60,000 RSF
Lease Rate	\$5.00 - \$10.00 PSF NNN
Asking Price	\$2,750,000
Timing	Available immediately

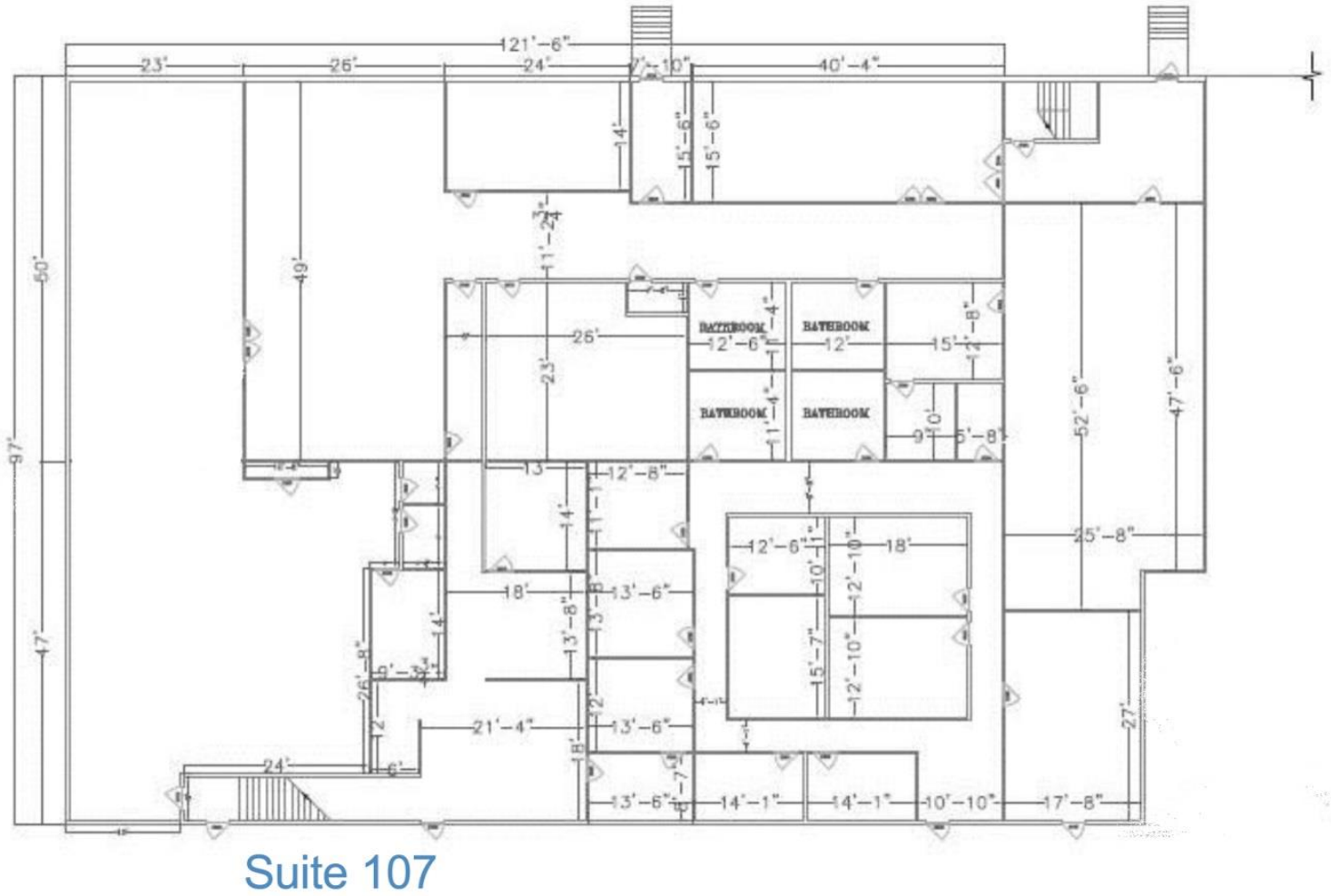
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