

FORMER WIMPOLE ST. CREATIONS BUILDING



**SALE PRICE REDUCED!**  
~~\$3,241.00~~ \$2,800,000 (\$121/SF)

## Building Features

- Total Building Size: 23,150 SF Total  
Office: 5,400 SF  
Warehouse: 17,750 SF
- Divisible To: 10,000 SF
- Acreage: 1.13
- Year Built: 2002
- Zoning: MD (Manufacturing-Distribution)
- Loading: (2) 12' x 14' GL  
(1) 8' x 10' DH
- Height: 20'
- Power: 400 amps, 280 volt, 3-phase
- Fire Supression: ESFR
- Access: Convenient I-15 and I-215 accessibility
- Lease Rate: \$0.60 PSF, NNN



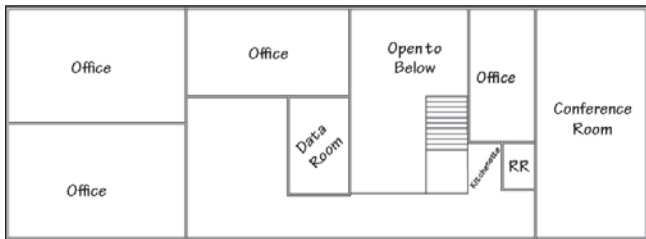
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2nd Level Office



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