

GREAT INEXPENSIVE FLEX SPACE



10,125 SF or 6,277 SF Excellent Office / Warehouse Complex

Offering Highlights

- 10,125 SF or 6,277 SF Available
- 480 Volt Power Available
- Docks and Drive-in Door in each unit
- Park Like Setting
- Central Location
- Easy Access to I-77, I-480 and I-271
- Pro-Active Business Community
- Low Taxes

AVAILABLE UNITS

UNIT	TOTAL SF	OFFICE SF	WHSE. SF	TRUCK DOCKS	DRIVE-IN DOORS
1	6,277 SF	3,000 SF	3,277 SF	One (1)	One (1)
6	10,125 SF	2,125 SF	8,000 SF	Two (2)	One (1)

Lease Rate Reduced

- Unit 1 - \$5.50 / SF, NNN
- Unit 6 - \$5.25 / SF, NNN
- Estimated NNN Expense - \$1.94 / SF

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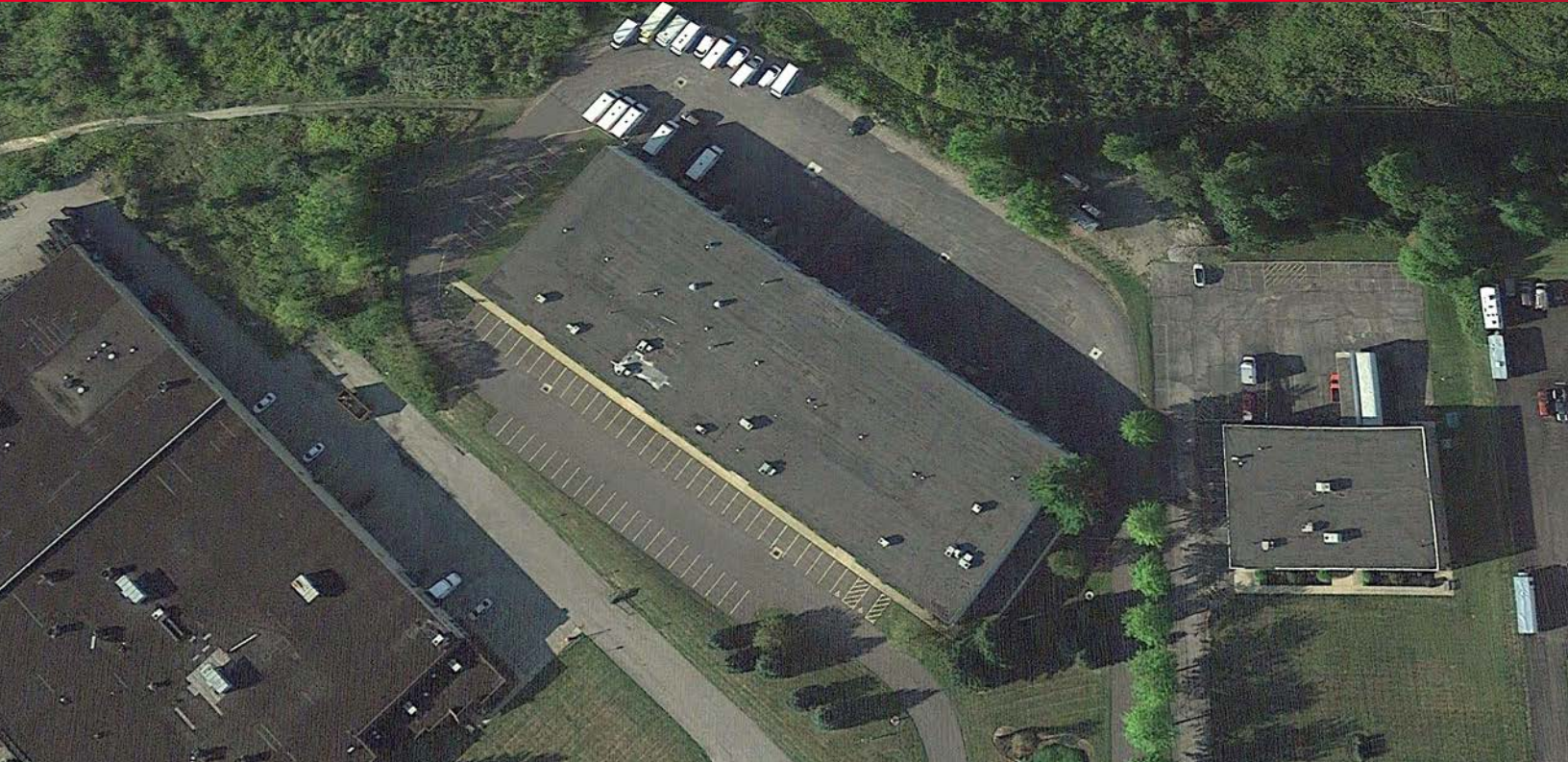
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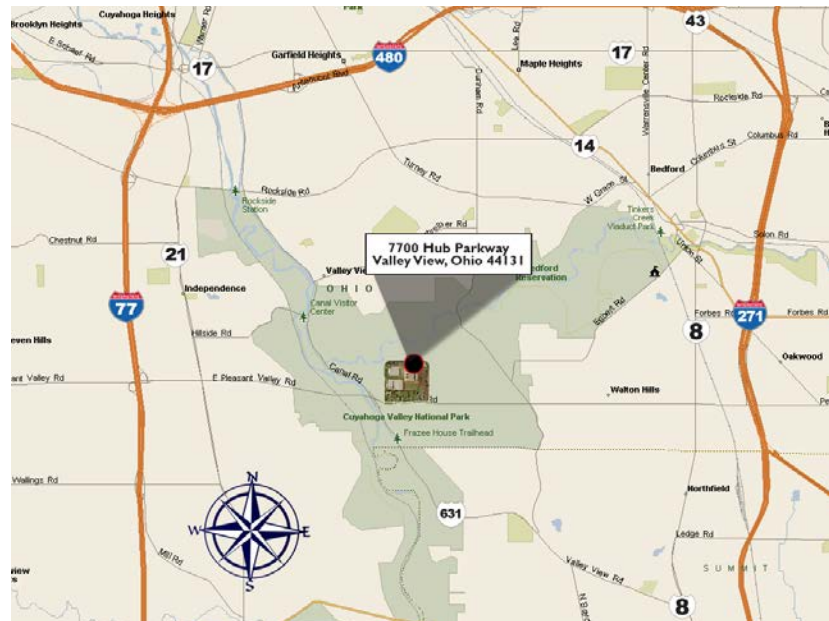
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PROPERTY SPECIFICATIONS

BUILDING SF	46,402 SF
LAND	6.54 acres
CEILING HEIGHT	20'
TRUCK DOCKS	Seven (7)
DRIVE-IN DOORS	Five (5)
POWER EACH UNIT	200A / 208V / 3P
POTENTIAL EXTRA POWER	800A / 480V / 3P
ROOF	Built Up
SPRINKLER	Wet
LIGHTING	T-8 Fluorescent
HEAT	Gas Infrared
AIR-CONDITIONING	Office
CONSTRUCTION	Brick / Block
PARKING	Ample



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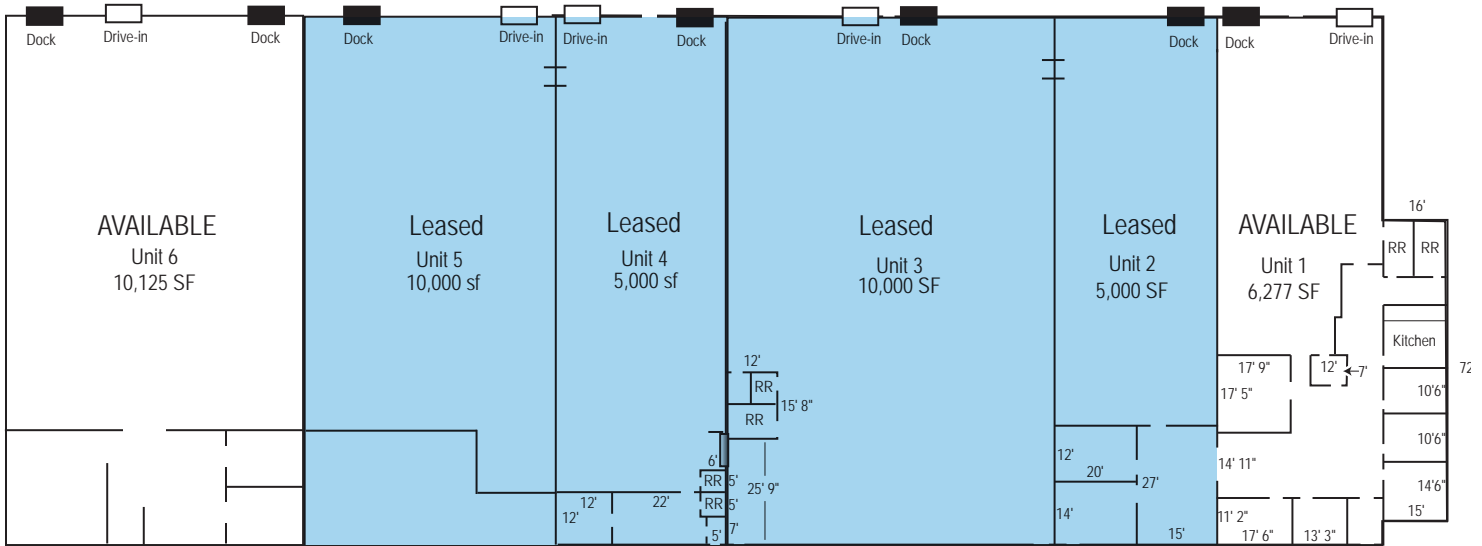
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Floorplan



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