

For Lease

Satsuma Station Industrial Park Building 2

**New Speculative Construction
20-ton crane ready**



Property Highlights

SQUARE FOOTAGE

- ±32,500 Total SF
- Freestanding Building

LAND AREA

- ±2.55 Acres
- Large Outside Storage Area

LEASE RATE

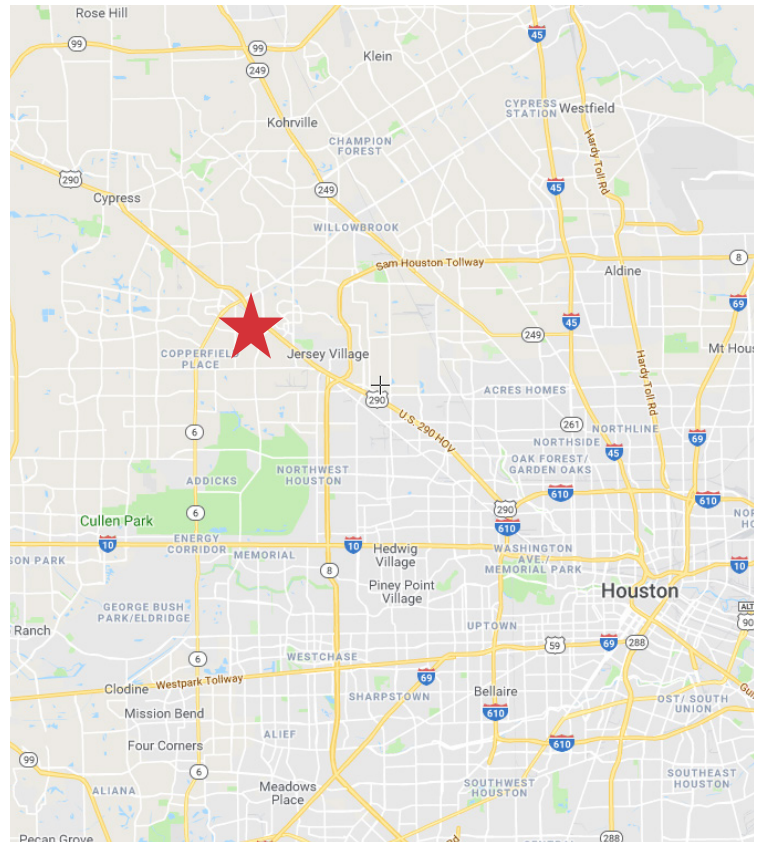
- \$.80/SF NNN

PROPERTY LOCATION

- The facility is located in the 115 acre Deed Restricted Satsuma Station Industrial Park
- Highway 290 Visibility

BUILDING FEATURES

- Tiltwall Construction
- 20-Ton Crane Ready
- 2,500 SF of Office
- 30' Eave Height
- 3 Phase, 480 Volt, 400 Amp Power
- LED Warehouse Lighting
- Sprinklered
- Shell Complete April 2019



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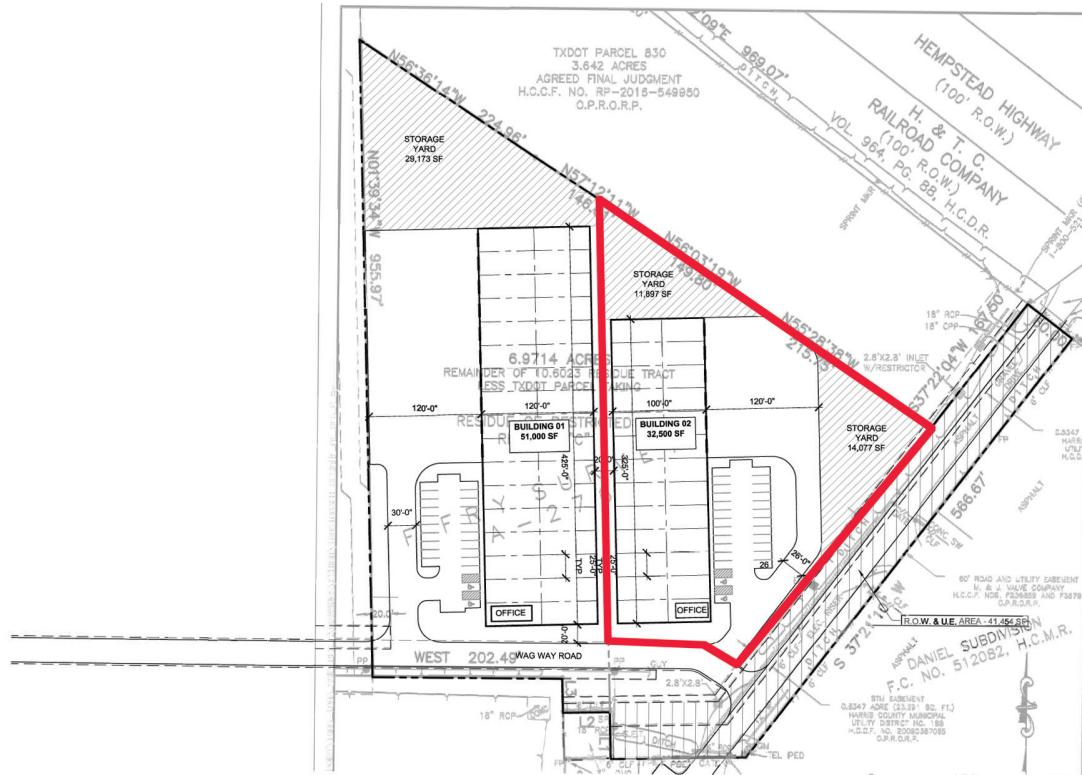
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