



PROPERTY FEATURES

- Office/Warehouse complex centrally located just outside city limits, easy access to the entire B/CS market!
- Insulated and vented warehouse with 16' eave height and 12' overhead doors in rear
- Security fenced, paved yards behind each suite
- All spaces 18-wheeler accessible via paved driveways
- Suddenlink and Frontier services available
- Each space has access to 480/277 3-phase power!
- Contiguous suites maybe combined

SUITES FOR LEASE

Suite 112

Size: 6,000 SF
Price: \$4,900/MO

Office (approx. 2,000 SF) includes six private offices, receptionist office, conference room, break area, file room and restroom

Warehouse (approx. 4,000 SF) includes three 12' x 12' overhead doors, two grade level and one dock high, and a shop restroom

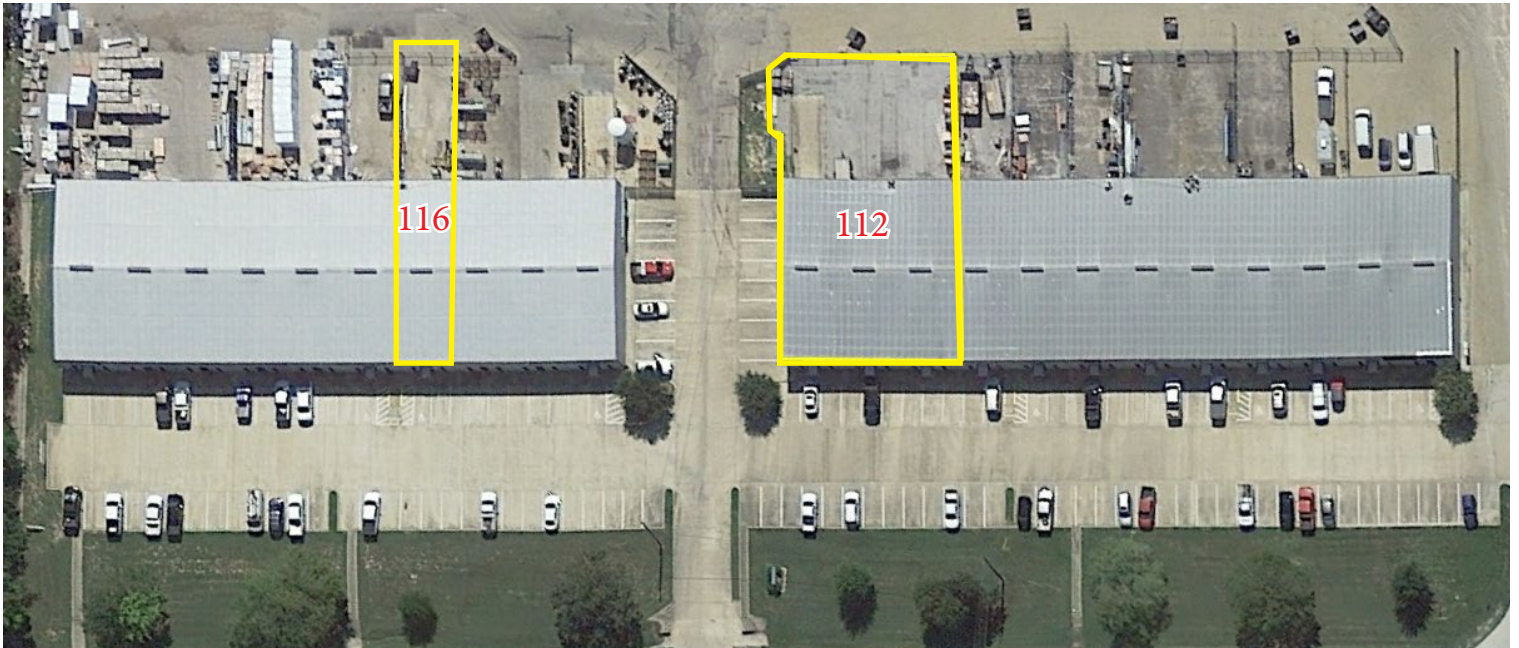
Suite 116

Size: 2,000 SF
Price: \$1,900 /MO

Office (approx. 1,375 SF) includes reception area, three private offices, open/flexible workspace, conference room, breakroom, and restroom

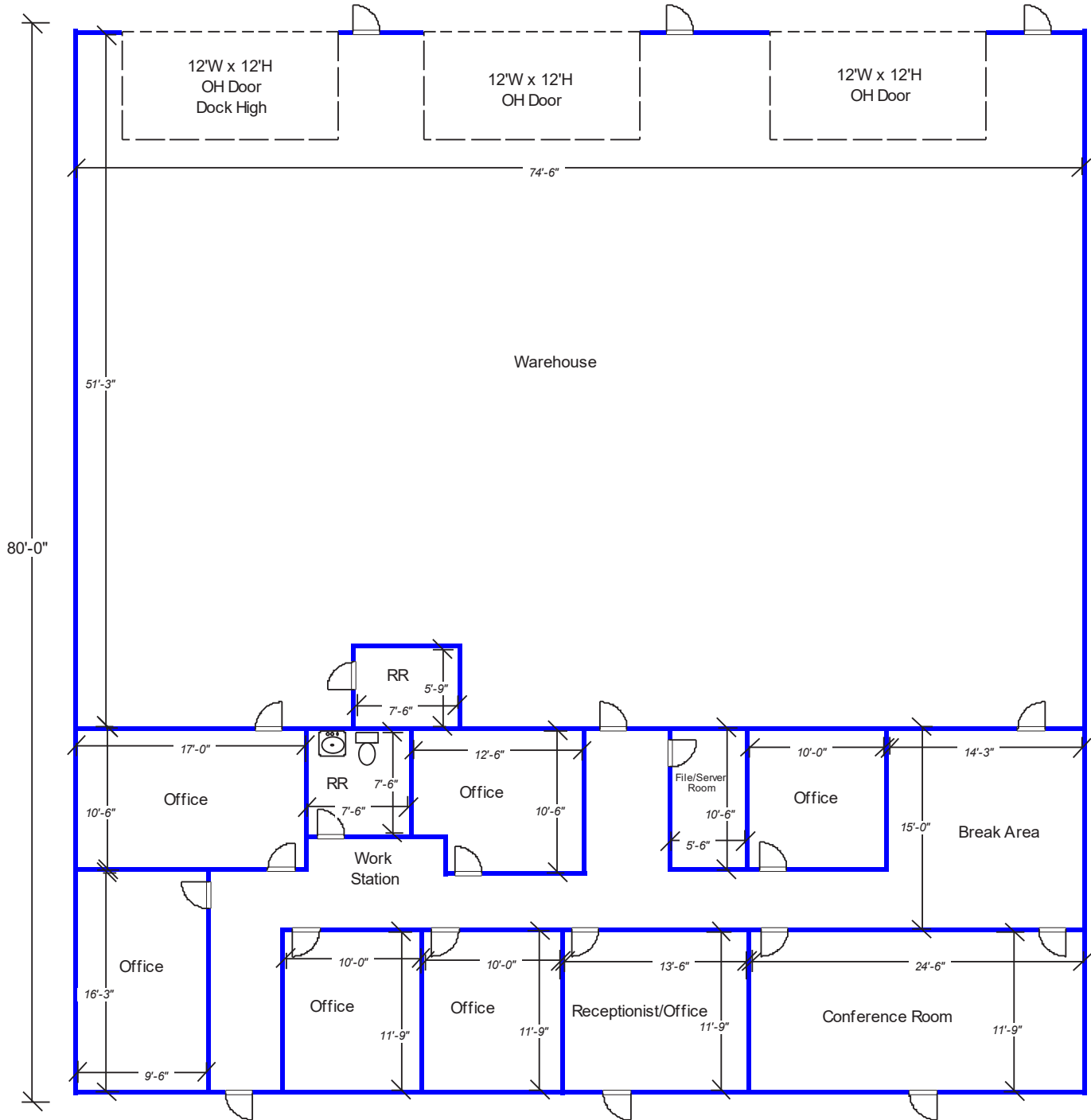
Warehouse (approx. 625 SF) with a 12' x 12' overhead door and a security fenced yard.

SITE PLAN



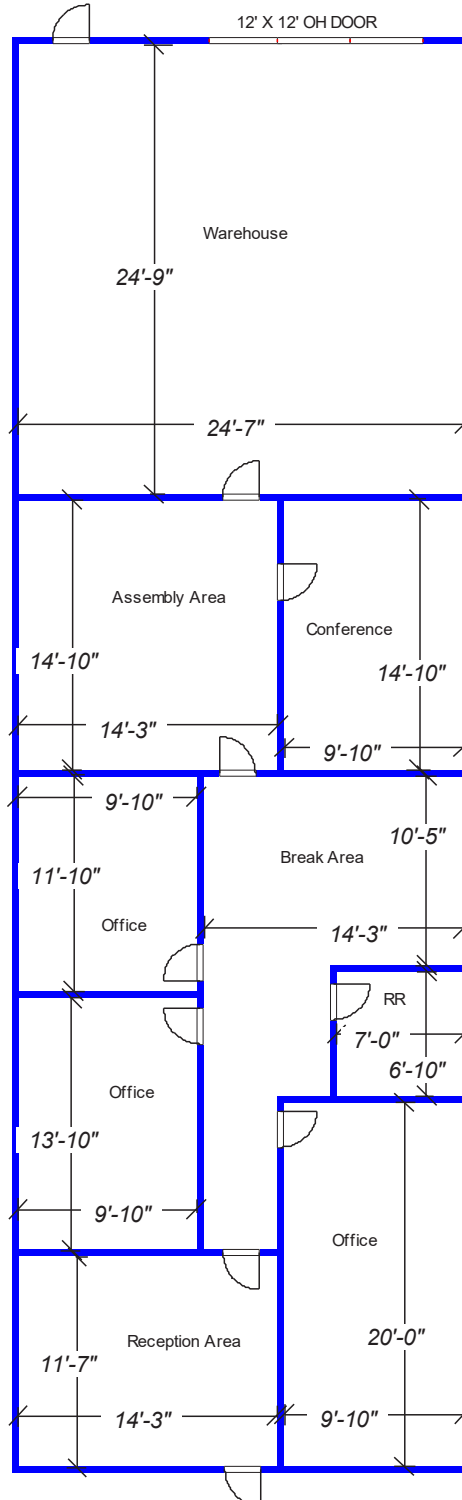
All borders are approximate.

112 FLOOR PLAN



All measurements are approximate

116 FLOOR PLAN



AERIAL



