



PROPERTY FEATURES

- 6,000 SF Office/Warehouse vacant and ready for **immediate occupancy!**
- Central location just outside city, easy access to the entire B/CS market!
- Approx. 2,000 SF office area
 - Offices, conference room, break room, ADA restroom
- Approx. 4,000SF insulated, vented warehouse/shop, and restroom
 - 16'eave height and 3-12' overhead doors
 - 1- **Dock High** and 2- grade level bays
- Security fenced, paved yard, 3 gates
- 18-wheeler accessible via paved driveways
- Suddenlink and Frontier services available and **480/277 3-Phase in place!**
- **Available for Lease: \$4,900/MO total!**
- **(Landlord pays taxes, insurance, landscaping, and common area maintenance)**

SITE PLAN



All borders are approximate.

AERIAL



