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Turn-Key Space: Concrete tilt-up with showroom and office.

Strategic Access: Minutes to I-84 & Karcher Rd.

Top Amenities: Near Midtowne Spectrum & Karcher Crossing.

Safety Ready: Fully fire-sprinkled throughout.

Great Exposure: High-visibility frontage on Sundance Rd.

SPACE: **RATE/SF:** **MONTHLY:** **NNN:**

Suite 117	RSF:			
Office	600 SF			
Whse	4,481 SF			
Total	5,081 SF	\$0.85/SF	\$4,319	\$1,321

Suite 109	RSF:			
Office	800 SF			
Whse	2,840 SF			
Total	3,640 SF	\$0.85/SF	\$3,094	\$946

Suite 100	RSF:			
Office	500 SF			
Whse	2,175 SF			
Total	2,675 SF	\$0.85/SF	\$2,274	\$696

CONTACT



HIGHLIGHTS



AVAILABLE SPACE





BLDG SIZE:	24,736 SF	PARKING:	2:1,000
CLEAR HEIGHT:	18'	POWER:	3 Phase
GRADE LEVEL:	Yes	LEASE TERM:	3-5 Years
DOCK HIGH:	Yes	AVAILABLE:	Immediately
EST. NNN:	\$0.28/SF		



FLOOR PLAN

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