



**MULTI-USE OFFICE/WAREHOUSE/HIGH-TECH FOR LEASE**



**PRIME NORTHWEST/DUBLIN MULTI-USE**

**Property:**

- ± 79,679 Sq. Ft. available for lease; divisible
- Multi-use facility, office, distribution, showroom, high-tech or light manufacturing
- 100% air conditioned space
- Zoned PCD
- 36' clear ceiling height
- Exterior monument signage available
- 10 Docks; 8 fully equipped w/ levelers & shelters
- 2.5 parking spaces/1,000 Sq. Ft.

**Location:**

- Within 2 miles of SR 33 & I-270
- Near restaurants, hotels, hospitals, shopping, & Dublin Community Recreation



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485 Metro Place S, Ste 205  
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**Property Specifications:**

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**Rental Rate:**

- \$5.45/Sq. Ft. NNN
- 2020 Estimated Operating Expenses: \$2.21/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

**Available Suites:**

Size SF	Rate	Docks
79,679	\$5.45 NNN	10

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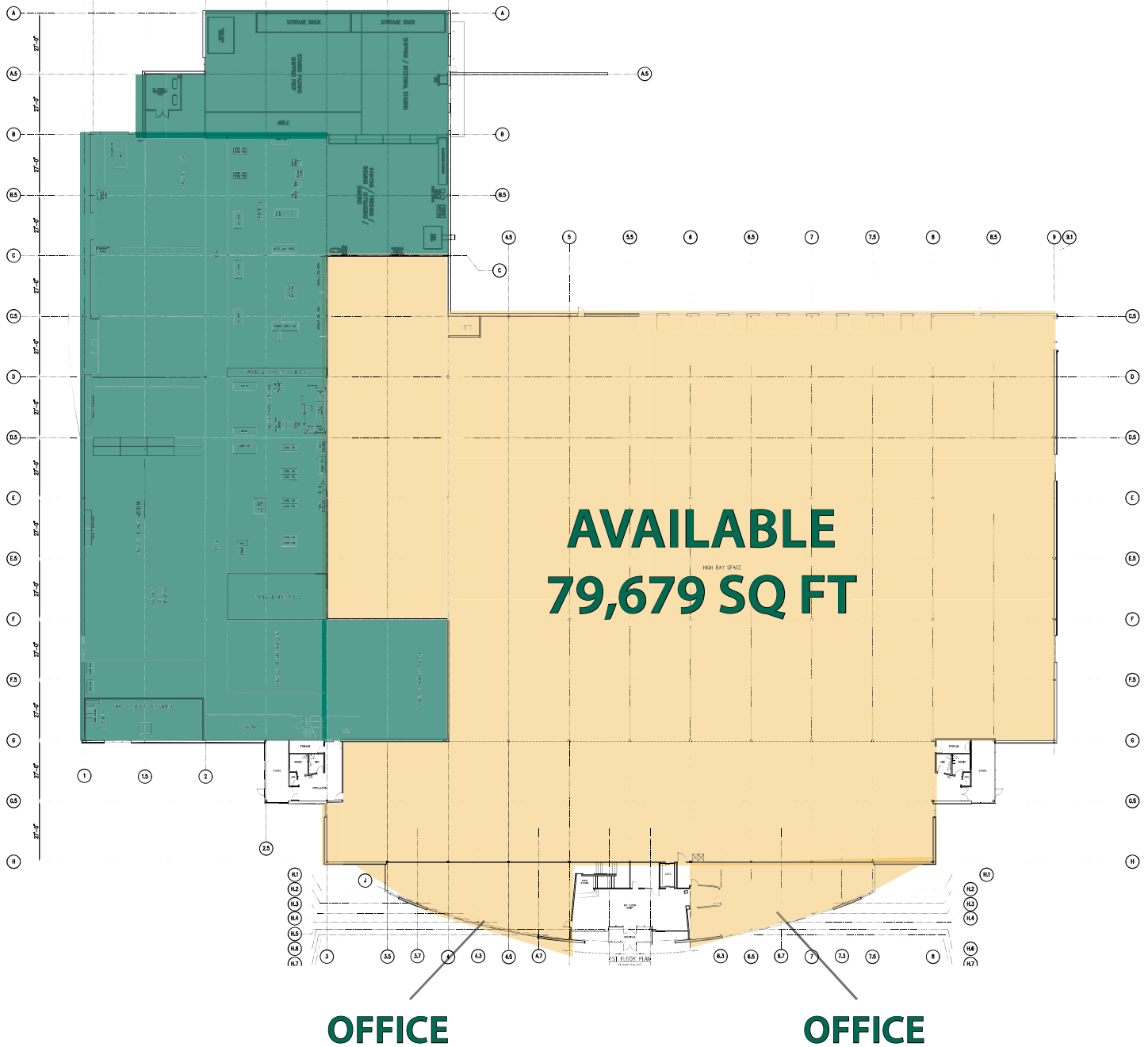
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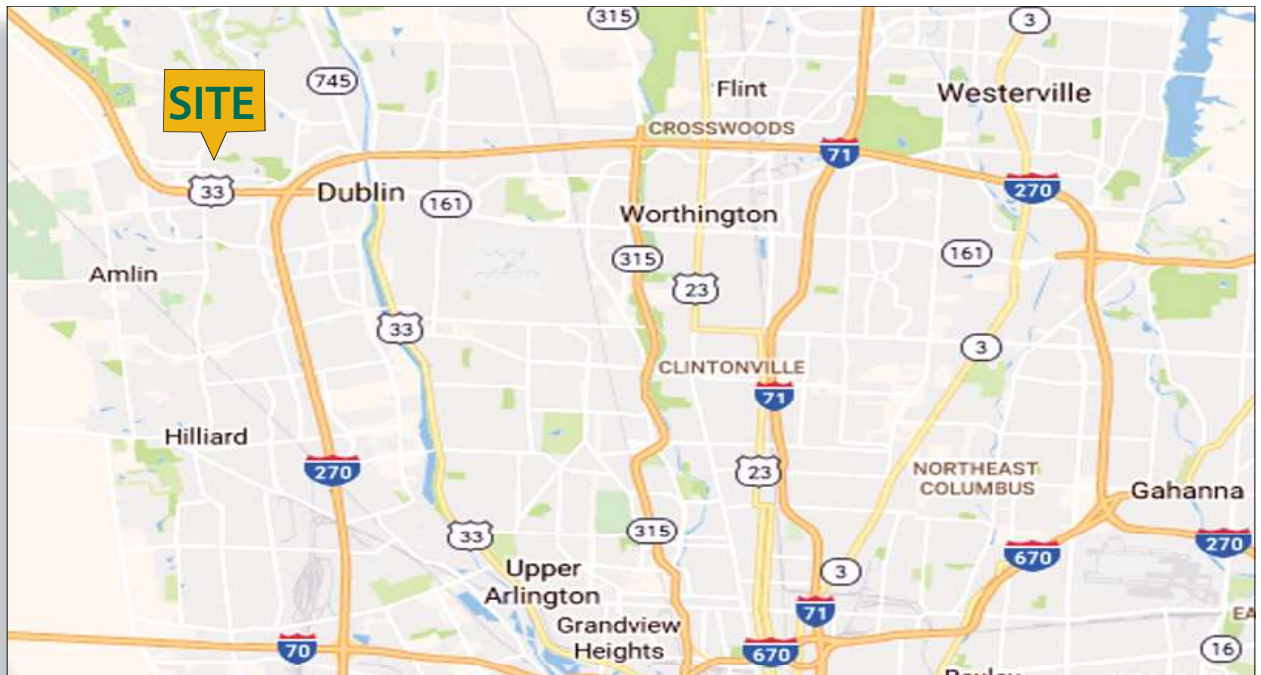


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