



APPROXIMATELY 55,700 SF INDUSTRIAL BUILDING FOR SUBLEASE

PROPERTY DESCRIPTION

- Office: 7,000 SF (reception, employee break room, conference rooms, offices)
- Warehouse: 48,700 SF (including employee service modules)
- Three adjoining bays (two have employee lounge and locker spaces)
- Power: 3 phase
- Docks: 1 exclusive, another shared
- DID: 4
- Rate: \$4.25/SF NNN
- Parking: 17 spaces
- Sprinklered throughout
- Heated
- Column Spacing: 39' to 42'
- Clear Heights: to heating pipes, 12' 6", to trusses, 14' 6"
- Two outdoor storage areas (secured) total .51 acres
- Building is located conveniently off I-176 close to I-77 and I-480 interchange



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