



COVER



GATE GLOED

▶ **Office rental starts at \$350 a month with a reduced rate if leasing factory floor.**

▶ **All-inclusive lease rates starting at \$8.00 sq. ft.**

▶ **Zoned I-1 Light Industrial Zone, City of Hays**

▶ **3 Year max lease**

Flexible lease space per business.

2,500

8,000

4,000

10,000

4,000



FOR MORE INFO
SCAN THE CODE

▶ **1.6 miles from I-70**

▶ **Fire Sprinkler System**

▶ **Interior/Exterior HD Camera System**

▶ **Secured Building Access 24/7**

▶ **12 ft. Dock Doors**

▶ **Temperature Controlled Facility**

▶ **Concrete parking lot with lighting**

▶ **20 foot ceiling**

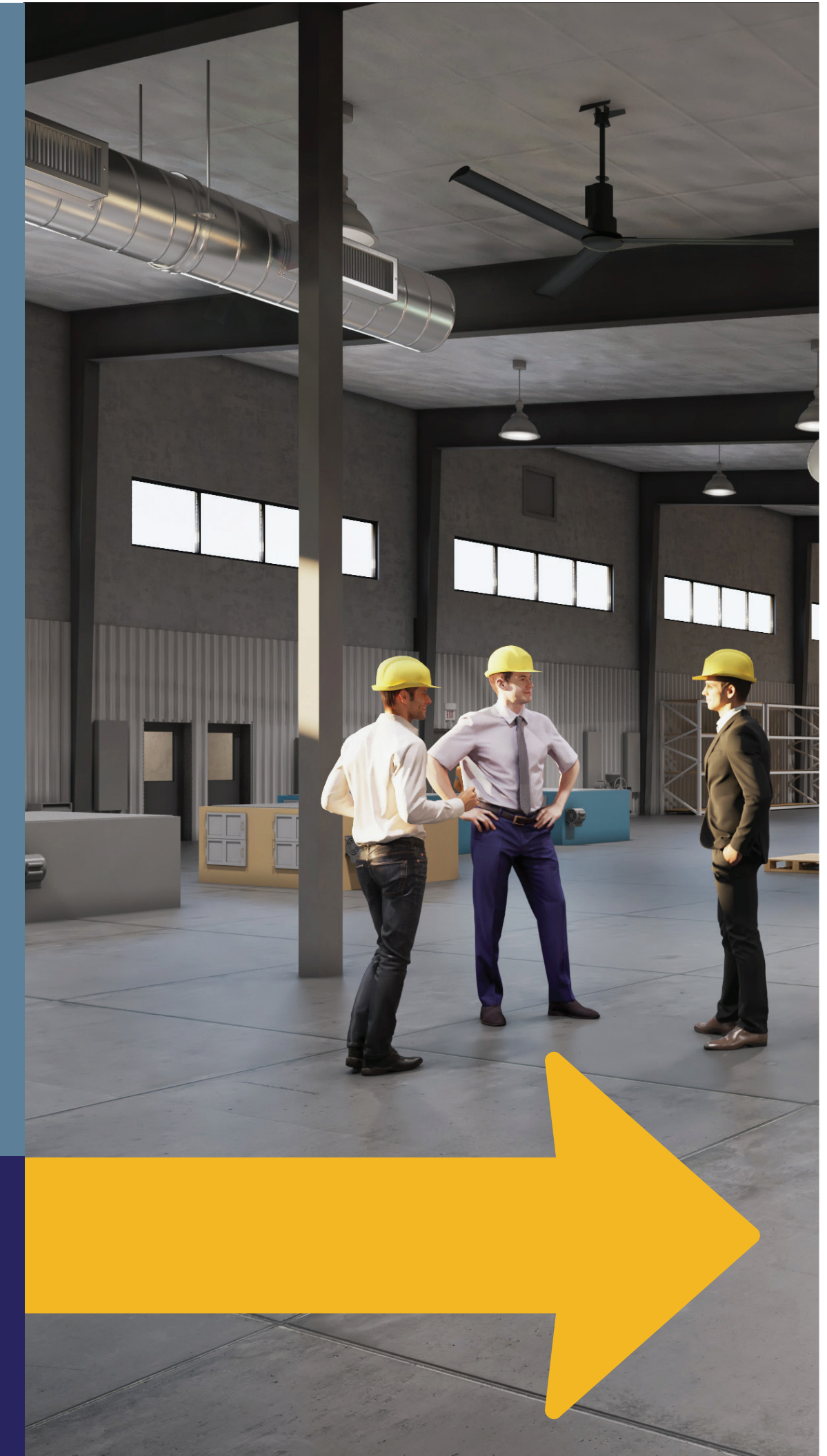
▶ **Wi-fi available**

Shared Office Space including breakroom & conference room

BROCHURE INSIDE



MicroFactory



BROCHURE BACK