



PROPERTY DESCRIPTION

20,550 SF industrial building featuring 1,500 SF of office and 19,050 SF of warehouse space with 22.5 foot clear height and 30 foot peak. The property offers two drive in doors, two dock high doors with levelers, a fully sprinklered wet system, and sits on 4.63 acres including approximately 2.4 acres of stabilized, fully fenced yard. Excellent highway exposure with quick access to I 44 and the Creek Turnpike. Available April 1 at \$8.00/SF NNN.

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	20,550 SF
Lot Size:	4.64 Acres
Building Size:	20,550 SF

PROPERTY HIGHLIGHTS

- 20,550 SF industrial building
- 1,500 SF office and 19,050 SF warehouse
- 22.5 foot clear height with 30 foot peak
- 2 drive in doors (drive-thru capability) and 2 dock high doors with levelers
- Fully sprinklered wet system
- 120/208V, 3-Phase, 400 amps
- 4.63 acre site with approximately 2.4 acres stabilized yard
- Fully fenced and secure yard area
- Excellent highway visibility
- Quick access to I 44 and the Creek Turnpike
- Available April 1, 2026
- \$8.00/SF NNN

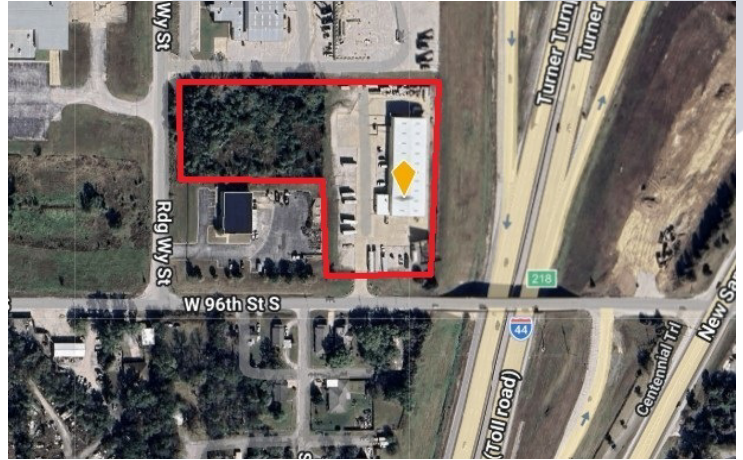
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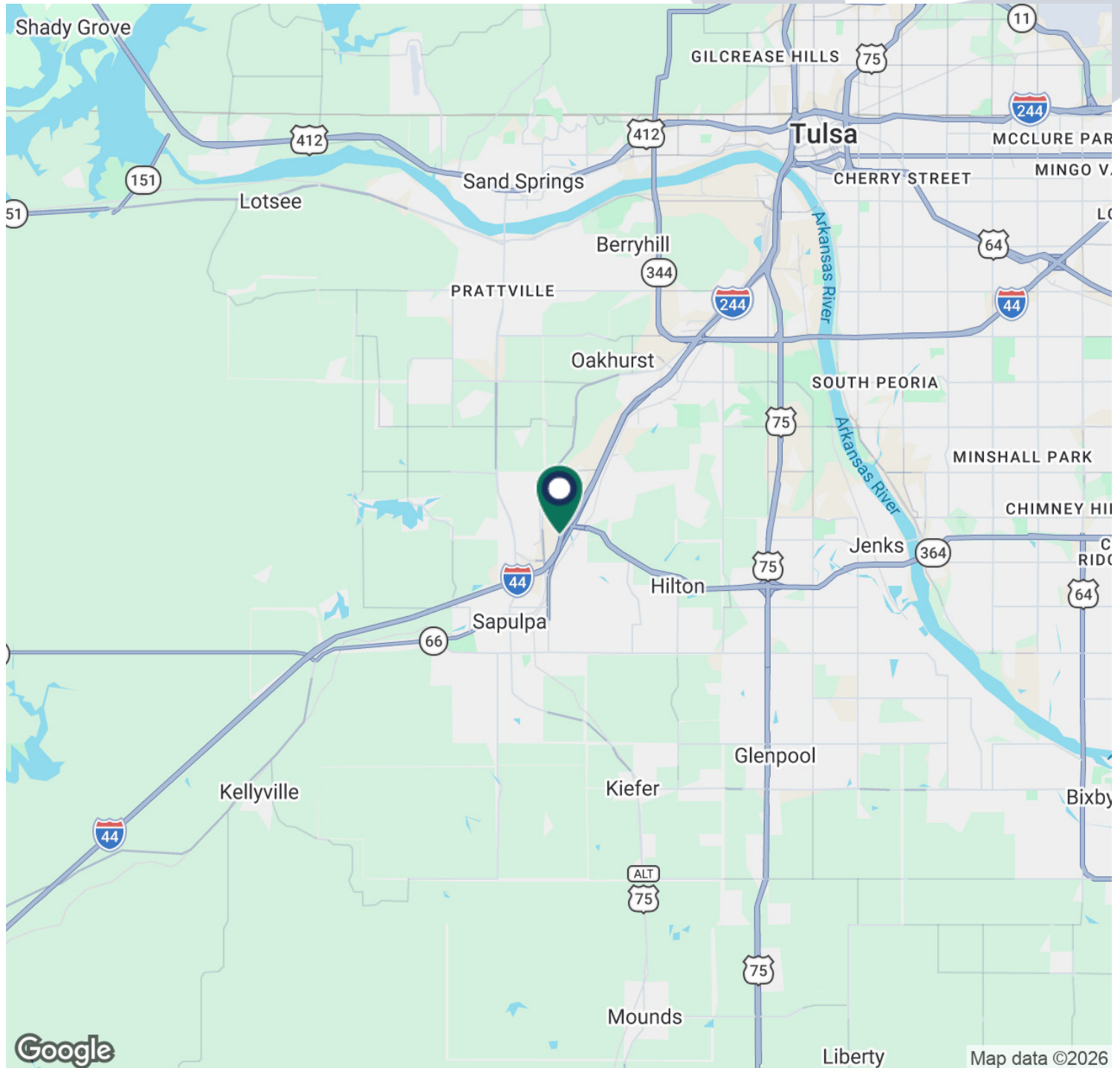
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