

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	48,000 SF
Available SF:	3,000 - 9,000 SF
Available Units:	6 & Outdoor Yard
Year Built:	2023
Zoning:	I-2 (Mod. Industrial)
Electrical:	3-Phase 208/120V
Ceiling Height (Clear):	13' 1" to 17' 10" (front to back)

### PROPERTY OVERVIEW

This property offers versatile options ideal for a range of industrial flex space users. Each unit includes an office, bathroom, and a heated warehouse featuring 14'H x 12'W overhead doors. The owners are open to discussing the addition of standalone exterior loading docks to assist with unloading trucks and trailers, as well as other tenant improvements to qualified tenants to support your business's success. Conveniently located just north of the intersection of Reno Avenue and North Rockwell Avenue, this site offers easy access to I-40, facilitating quick connections to the surrounding metro and major highways.

### PROPERTY HIGHLIGHTS

- Clear span heated warehouse with a fully HVAC equipped office and restroom
- Owners are open to discussing the addition of standalone exterior loading docks
- Additional tenant improvements to qualified tenants
- 0.40 ( 17,440 SF) yard acre space available for outdoor storage (fenced and gated)
- Located just north of the intersection of Reno Ave. and N. Rockwell Ave, the site offers easy access to I-40 for quick access to the surrounding metro and major highways.
- Overhead doors measuring 14'H x 12'W and ability for exterior signage

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## AVAILABLE SUITES & YARD



### AVAILABLE SPACES

UNIT NUMBER	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1, Unit 102 (Interior Space)	Available	3,000 SF	NNN	\$9.00 SF/yr	Built out
Building 1, Unit 104 (Endcap)	Available	3,000 SF	NNN	\$9.00 SF/yr	Built out
Building 2, Unit 202 (Interior Space)	Available	3,000 - 9,000 SF	NNN	\$9.00 SF/yr	Built out
Building 2, Unit 203 (Interior Space)	Available	3,000 - 9,000 SF	NNN	\$9.00 SF/yr	Built out
Building 2, Unit 204 (Interior Space)	Available	3,000 - 9,000 SF	NNN	\$9.00 SF/yr	Built out
Building 3, Unit 303 (Interior Space)	Available	3,000 SF	NNN	\$9.00 SF/yr	Built out
Outside Yard	Available	0.4 Acres	Modified Gross	\$1,200 per month	Fenced & Graveled

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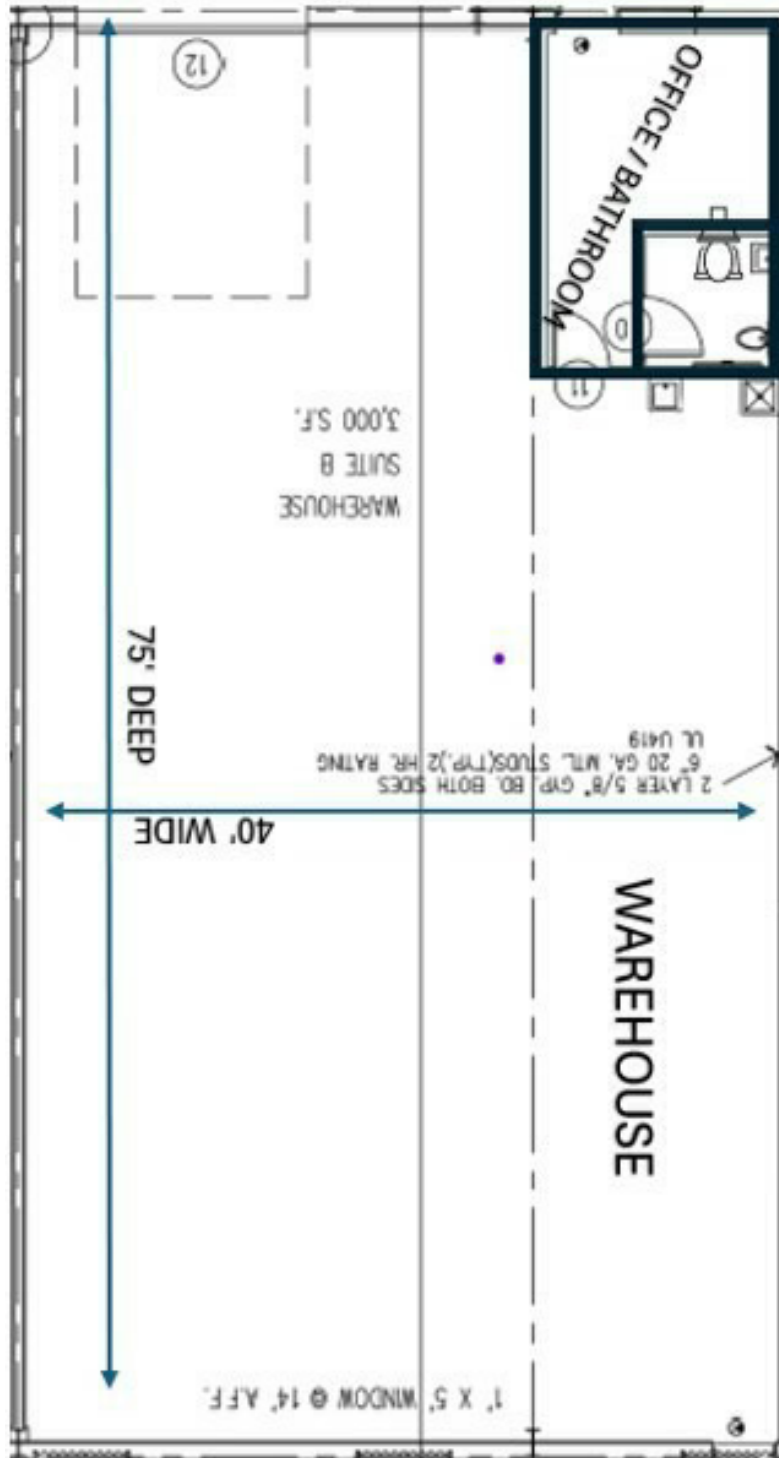
## ADDITIONAL PHOTOS



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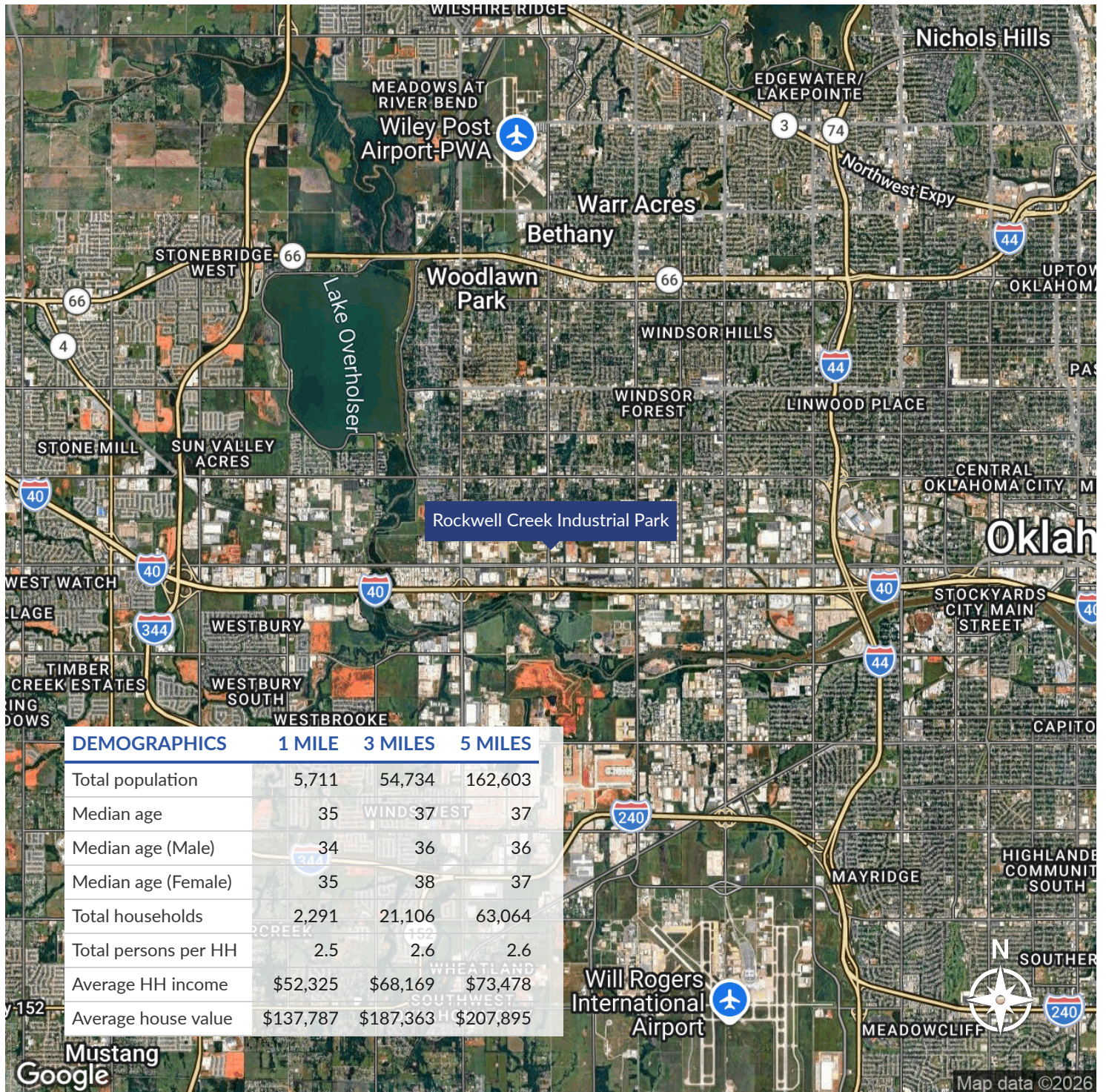
## 3,000 SF LAYOUT



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## LOCATION MAP



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