



**Price
Reduced!**

PROPERTY DESCRIPTION

This versatile warehouse space at 1980 S Academy Blvd offers a functional layout well suited for a variety of light industrial or warehouse users. The space features approximately generous ceiling height, interior columns typical of this building type, and a wide-open floor area that allows for flexible configuration. Grade-level loading and convenient access support efficient operations, while the building's concrete construction and straightforward layout provide a durable, cost-effective solution for users seeking adaptable space.

OFFERING SUMMARY

Sublease Rate:	\$3.25/SF (NNN)
Available SF:	9,064 SF
2025 Estimated NNNs:	\$3.68/SF
Sublease Term:	Through July 31, 2031
Year Built:	1984
Building Size:	24,365 SF

PROPERTY AND SUITE HIGHLIGHTS

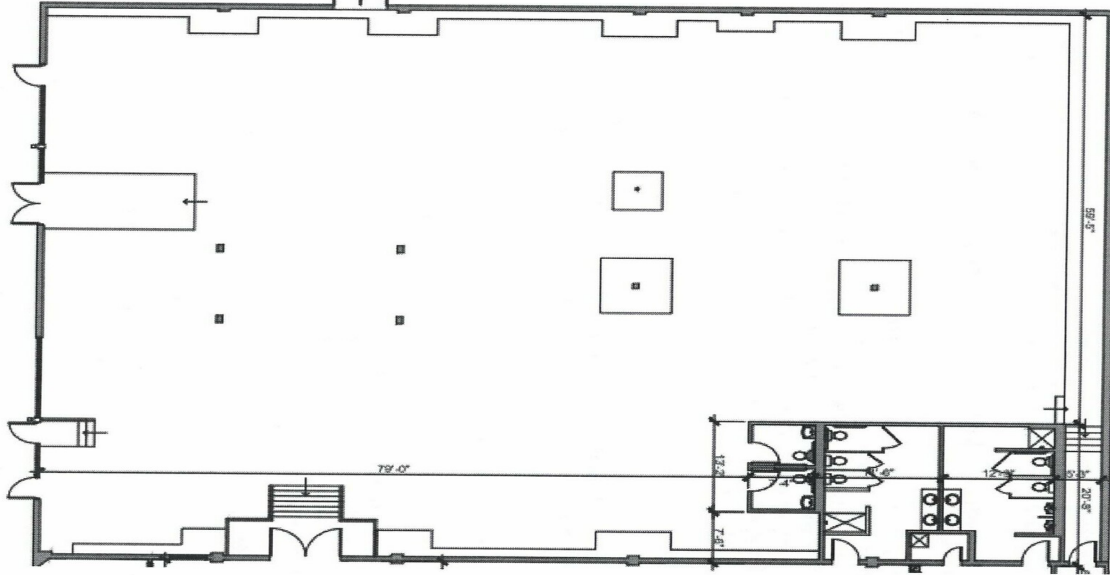
- ***Lowest Rate in the market!***
- Sublease term negotiable
- One (1) grade level drive-in overhead door
- Spacious warehouse with open layout
- Easy access to major transportation routes
- Includes office space at front of suite
- Building signage available
- Use of electric forklift negotiable
- Storage racks available for use
- Two private restrooms located in rear of space
- Security camera system installed
- Flexible Zoning: MX-M



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INDUSTRIAL/WAREHOUSE SPACE FOR SUBLEASE

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