



WESTPOINTE BUSINESS PARK BUILDING K

Property:

- ±11,565, 22,558, up to 34,123 Sq. Ft. available for lease
- 22' clear ceiling height
- Two (8'x10') dock doors & one (12'x14') drive-in door
- Situated on ±6.50 acres of land
- High quality, tilt-up concrete construction
- +/- **50% air-conditioned** units
- **Heavy power** including 1,200 Amps, 480V/277V, 3-phase service

Location:

- Roberts Rd. & I - 270 interchange
- Easy access to I - 270 and I - 70
- 15 minutes to Downtown CBD



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Property Specifications:

- ±11,565, 22,558, up to 34,123 Sq. Ft. available for lease
- Parking ratio: 0.79 / 1,000 SF
- High quality, tilt-up concrete construction
- 22' clear ceiling height
- Built in 1988
- **Heavy power** including 1, 200 Amps, 480V/277V, 3-phase service

Rental Rate:

- Negotiable
- 2026 Estimated Operating Expenses: \$2.19/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

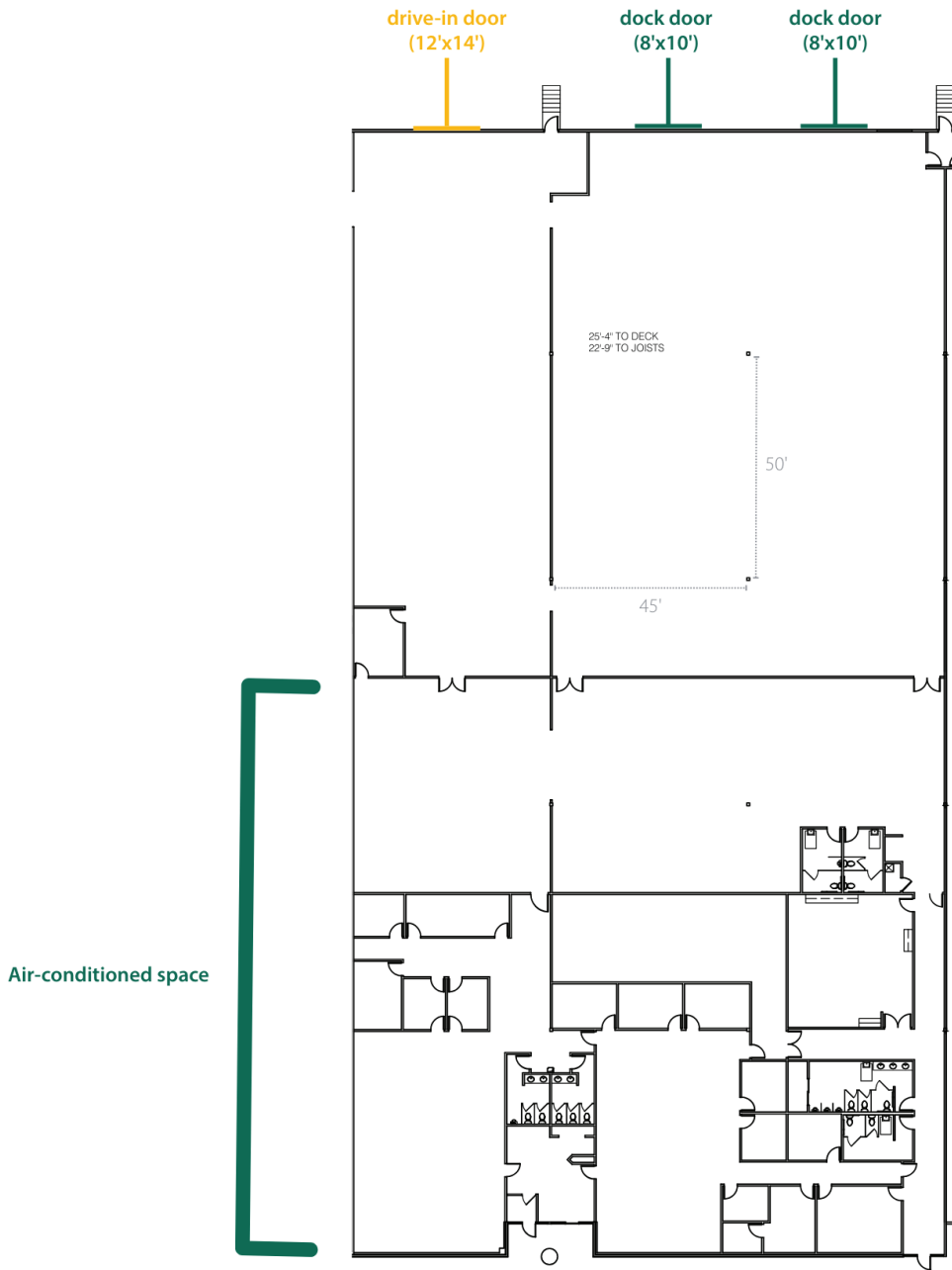
| Unit | Size SF | Rate | Docks | Drive-Ins |
|-------------|---------|------------|-------|-----------|
| 2282 | 22,558 | Negotiable | 2 | 0 |
| 2288 | 11,565 | Negotiable | 0 | 1 |
| 2282 & 2288 | 34,123 | Negotiable | 2 | 1 |

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Suite 2288

± 11,565 Sq. Ft.

Suite 2282

± 22,558 Sq. Ft.

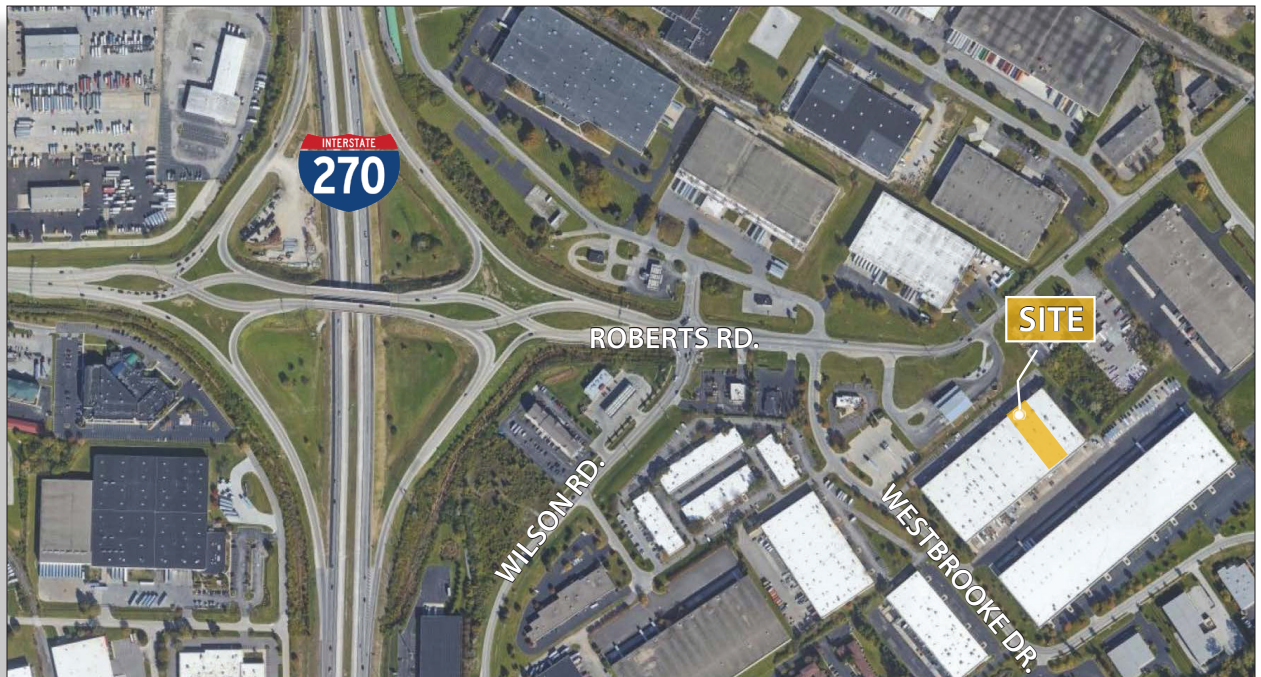
± 34,123 Sq. Ft total available

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