

1371-1373 ROUND TABLE DR

43,597 SF FOR LEASE



Property Highlights

- 43,597 SF (8,422 SF office / 35,175 SF warehouse)
- Situated on 3.8 acres
- \$2.60 OPEX
- 18-19' clear height
- 6 dock high doors; cross-dock
- Fully sprinklered
- YOC 1973
- 43,000 SF of additional land for outside storage or 84 car parks
 - \$6,500/month NNN
- 100% HVAC
- 98 parking spaces (not including extra land area)
- Electrical: (4) three-phase 200–225 amps at 120/208V or 120/240V, (2) single-phase 200 amps, (1) three-phase 200 amps, 120/208V



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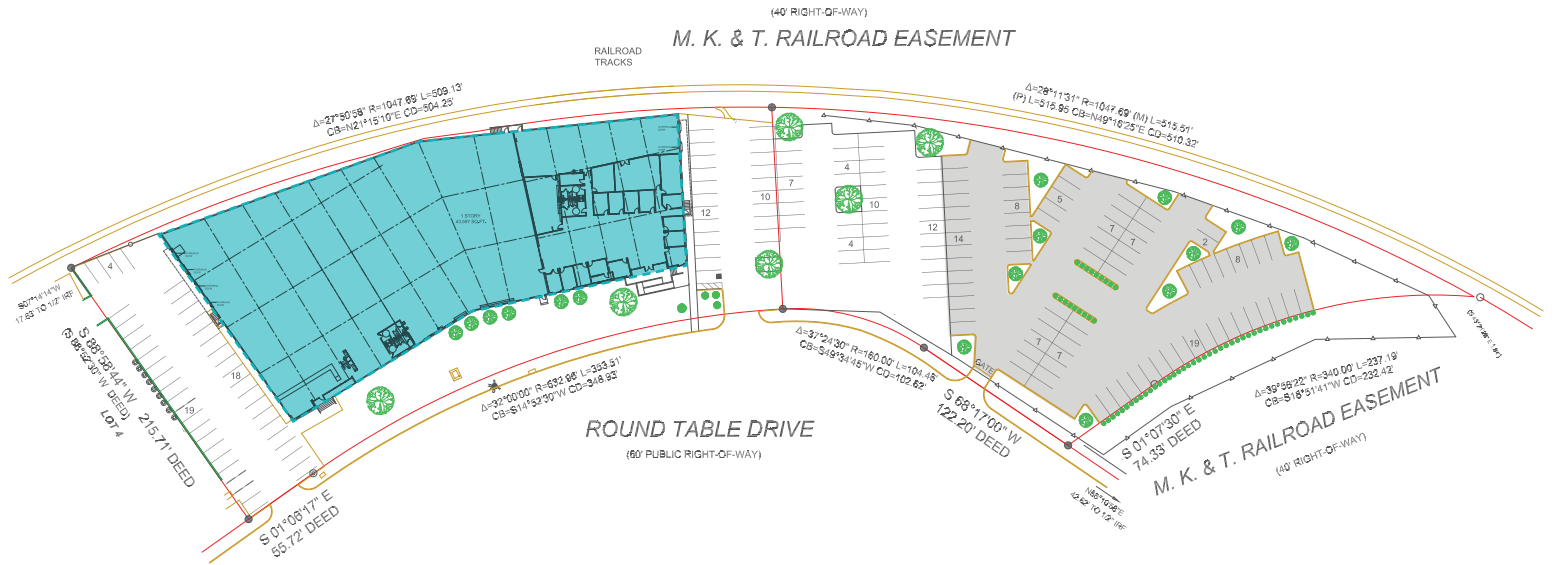
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