



PROPERTY HIGHLIGHTS

- New industrial construction ready in Fall 2025
- 1st generation space in white box condition
- Configurable & contiguous space during pre-leasing
- Climate controlled office, heated warehouse
- 80% Warehouse / 20% Office
- # Overheads & Dimensions
- 12' x 12' overhead doors

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
NNN Fee:	\$TBD/SF
Available SF:	1,500 - 9,000 SF
Building Size:	9,000 SF
Units:	6
Zoning:	I-1 light industrial

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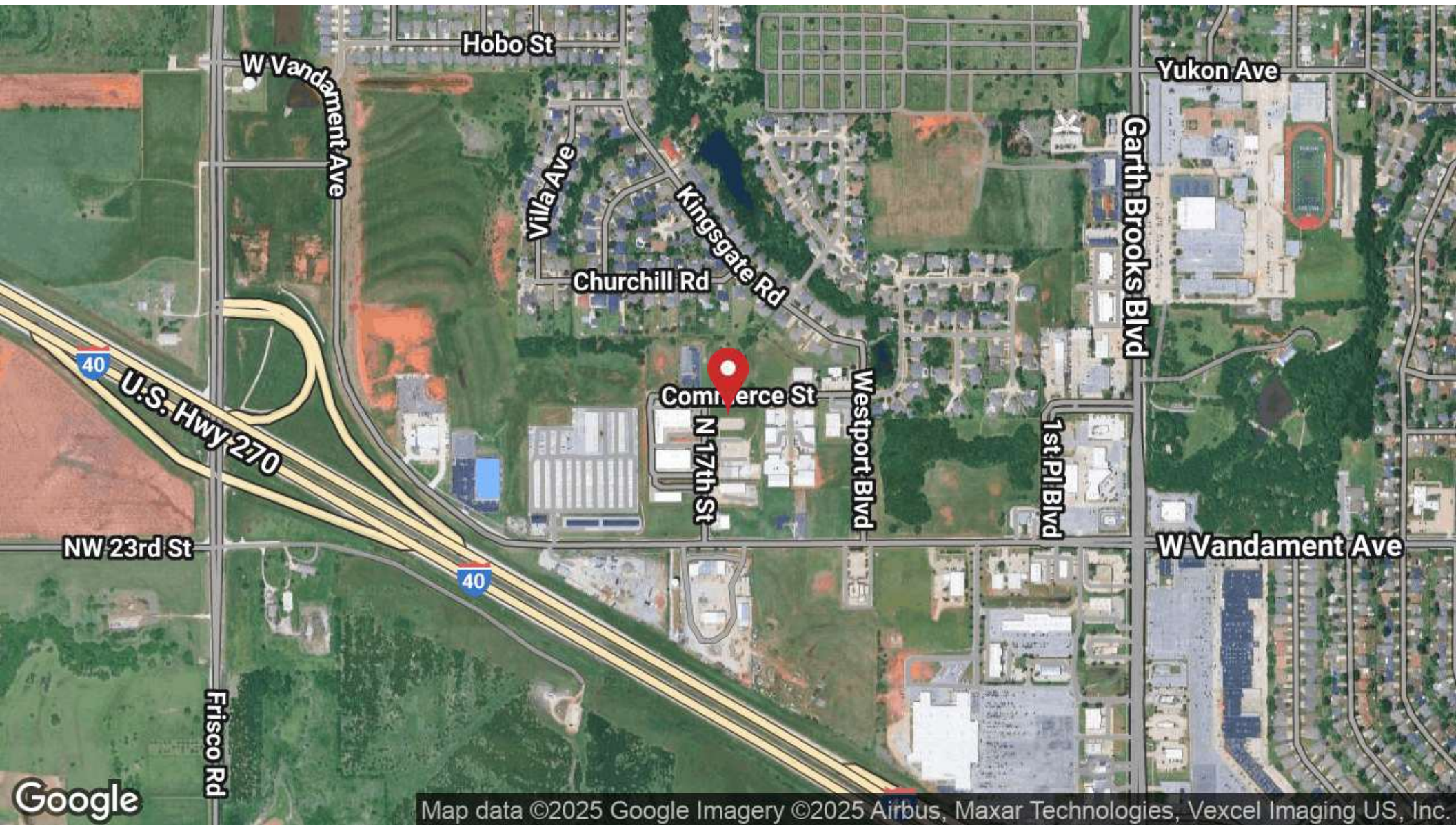


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