



### BUILDING DATA

**Total Building SF:** 96,817 SF  
**Construction:** Block | Metal  
**Ceiling Height:** 20' Clear  
**Overhead Doors:** Grade Level  
**Parking:** Ample  
**Zoning:** C-3  
**Phones:** Bell South  
**Utilities:** OUC Power/Septic

### LISTING DATA

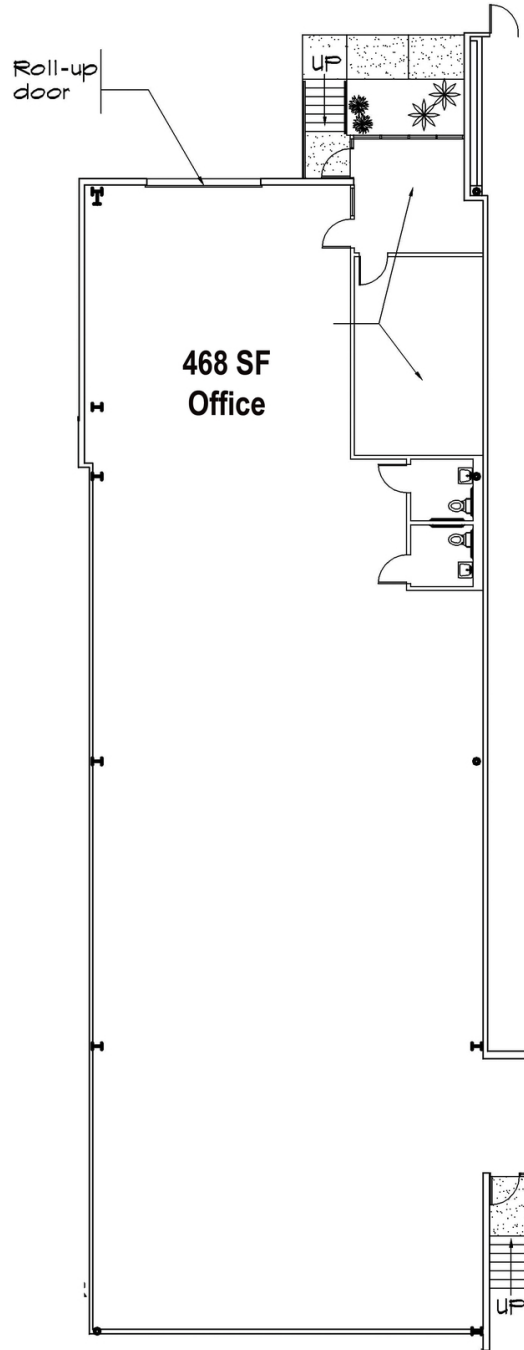
**Available SF:** 5,204 SF  
**Office SF:** 468 SF

### ECONOMIC DATA

**Lease Rate:** \$10.50/SF NNN  
**Op Ex:** \$2.97/SF



### Suite O



SUITE O - 5,204 SF