



AVAILABLE MAY 1, 2026

BUILDING DATA

Total Building SF:	32,050 SF
Ceiling Height:	18' - 20'
Column Spacing:	20'-40'W x 50'D
Building Depth:	100'
Truck Court:	120' Shared
Fire Protection:	.118 GPM/2,000 SF
Parking:	45 lined spaces

LISTING DATA

Available SF:	9,599 SF
Doors:	4 Dock High Doors, 1 Grade Level Door

ECONOMIC DATA

Lease Rate:	\$15.95 SF/yr (NNN)
Op Ex:	\$3.48/SF NNN



