

**INDUSTRIAL**



**10,496 (7,650 SF Warehouse / 2,846 SF Office)**

**Lease Rate: Warehouse: \$7,267.50 (0.95¢/SF) Per Month, Full Service**

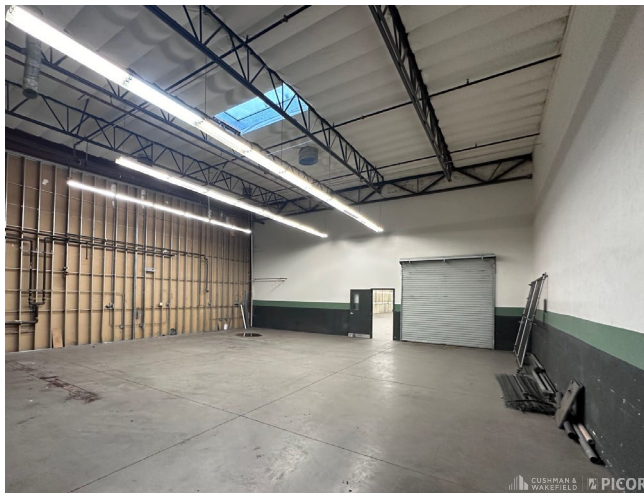
**Office: \$3,557.50 (\$1.25/SF) Per Month, Full Service**

**Property Highlights**

- Lease Term Through August 15, 2026
- Located in Eastside Research Commerce Center
- Perfect for Storage with Access to Bathrooms
- Ample Parking with Semi Access

**Property Details**

	10,496 SF
Available SF	7,650 SF Warehouse*
	2,846 SF Office*
	<i>*Are not adjacent to each other but can be leased together or separately</i>
Parking	2.52:1,000
Ceiling Height	22'
Loading	Drive In: 8x12'
Power	277/480 Volt, 3 Phase
HVAC	AC- Office EVAP-Warehouse
Sprinkler	Ordinary Hazard
Construction	Reinforced Concrete
Year Built	2008
Lot Size	5.59 Acres
Zoning	I-1
Property Taxes	\$.10/SF/Mo. (2024)
Possession Date	30 Days
Building Size	99,858 SF

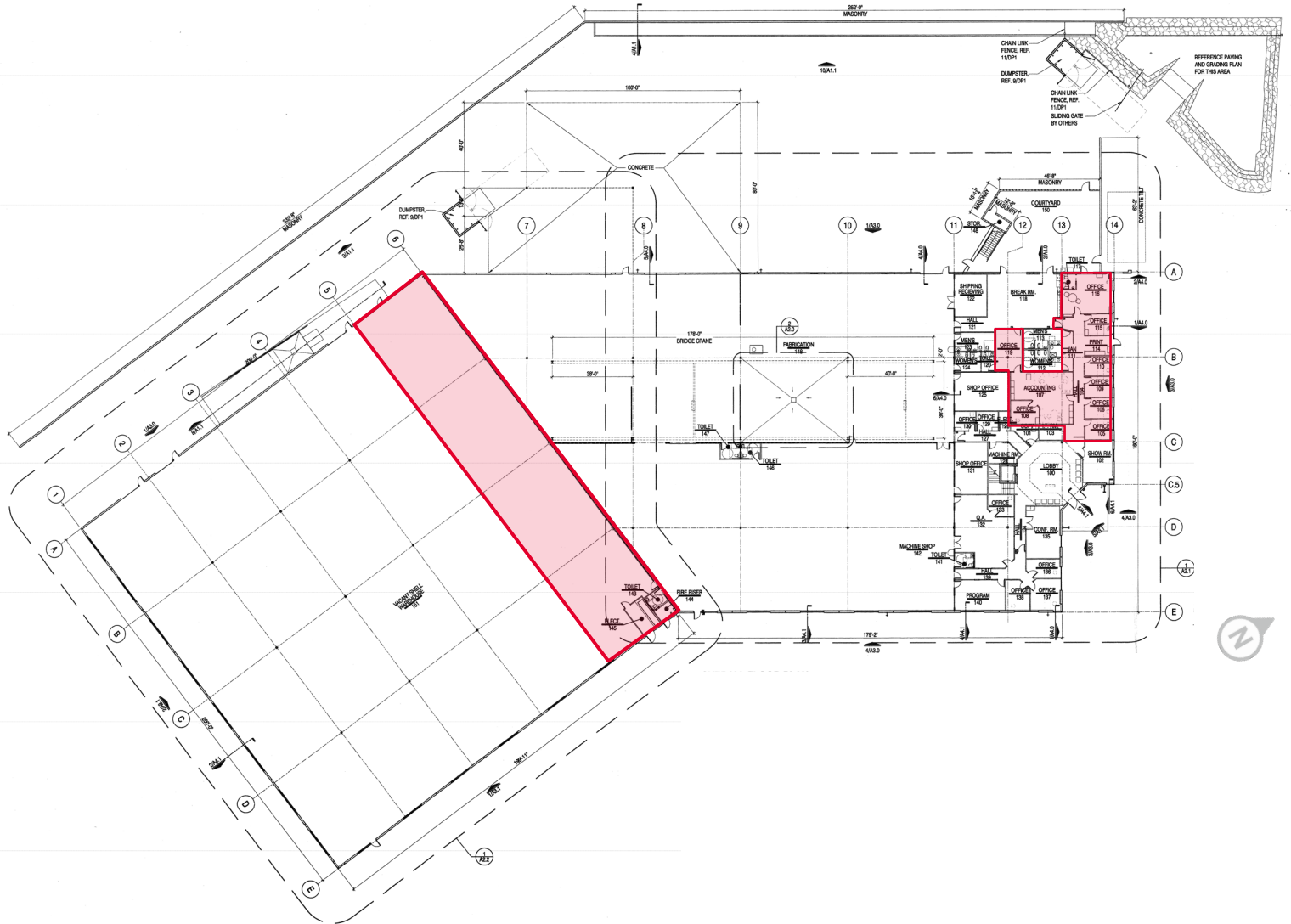


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**Floor Plan**



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9/24/2024

Property Photos

