

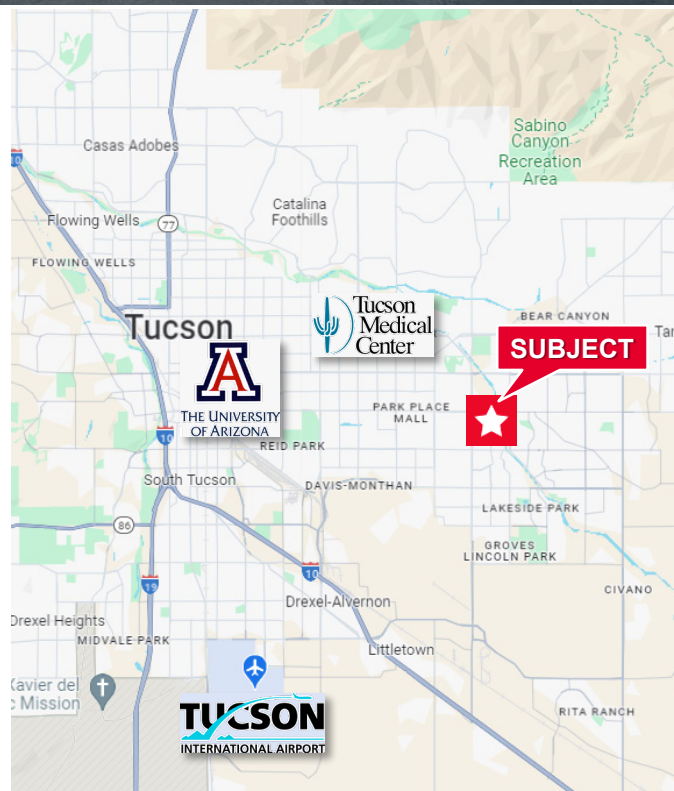
OFFICE W/ FENCED YARD

±3,300 SF Freestanding Office Property
Lease Rate: \$14.00/SF NNN
Property Highlights

- Freestanding office property
- Excellent visibility on Prudence Road
- Secure, fenced yard (ideal for storage, recreation, contractors, or daycare)
- Covered and open parking
- Functional security system
- Owner retaining use of garage and rear storage unit

Property Details

Lease Rate	\$14.00/SF NNN
Estimated NNN's	\$4.00/SF
Available SF	±3,300
Year Built	1979
HVAC	100%
Zoning	C-2 (Commercial)

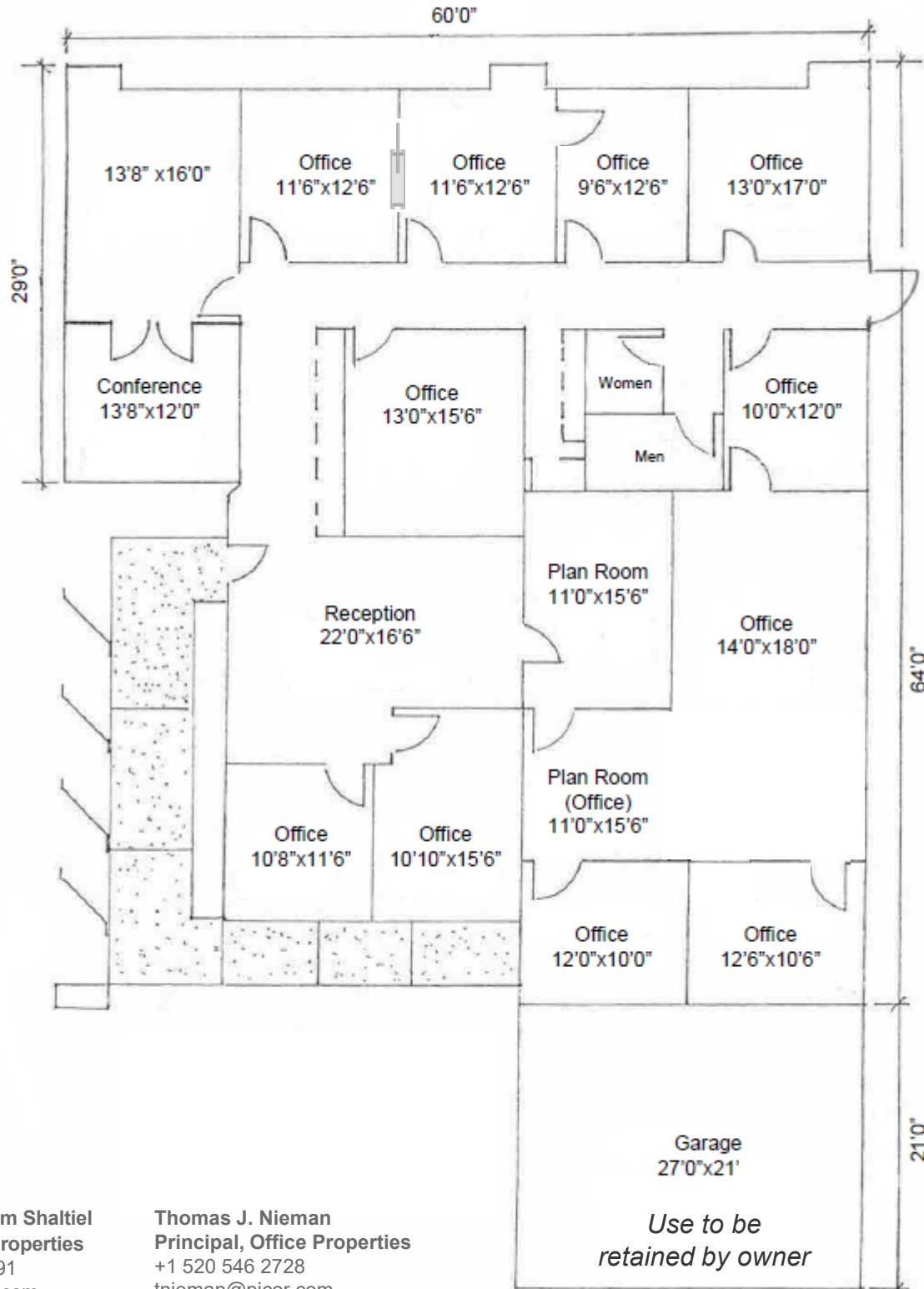


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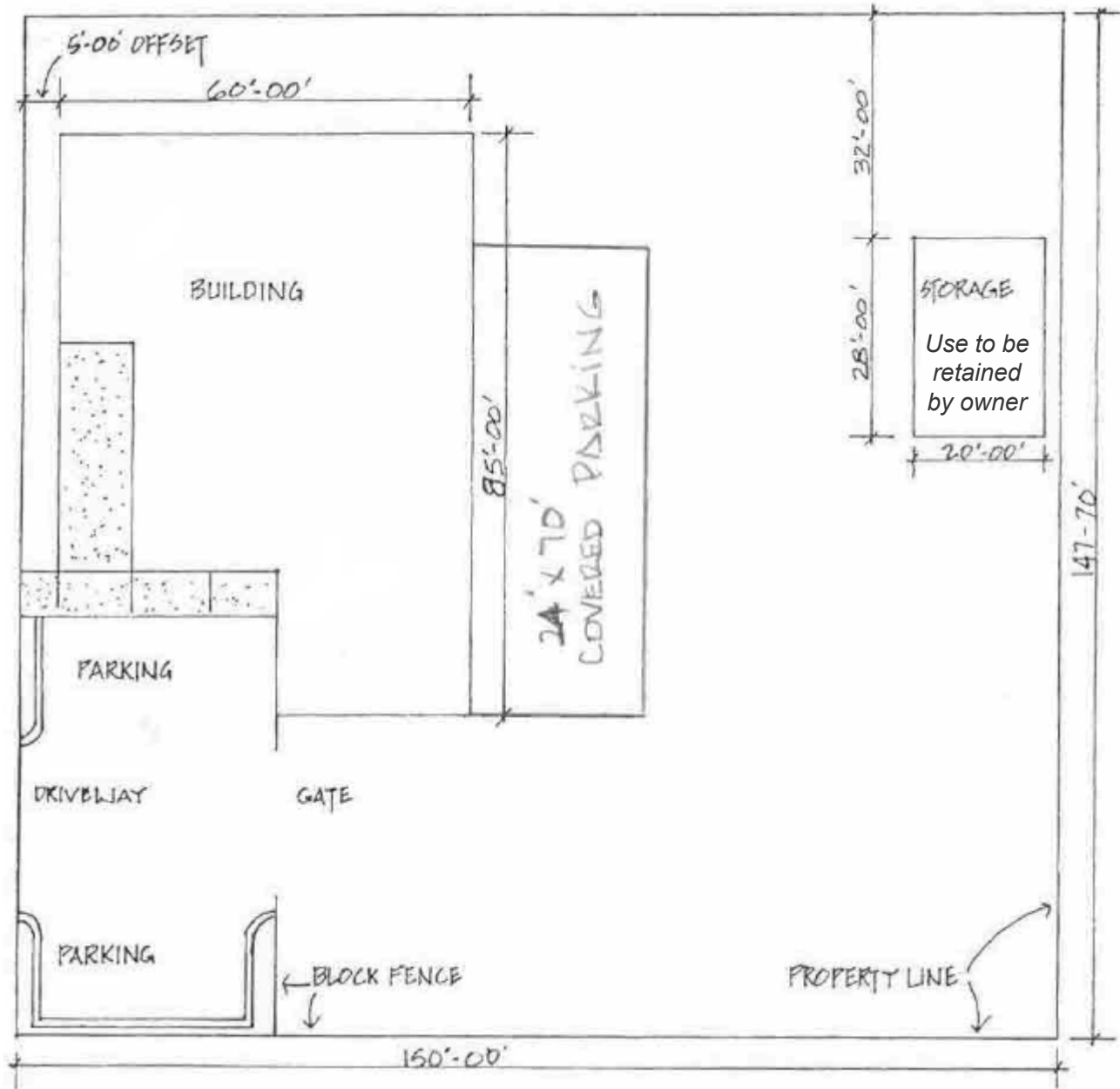
Floor Plan



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Site Plan



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Aerial

- Ideal for storage, recreation, contractors, or daycare due to large yard.



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Property Photos

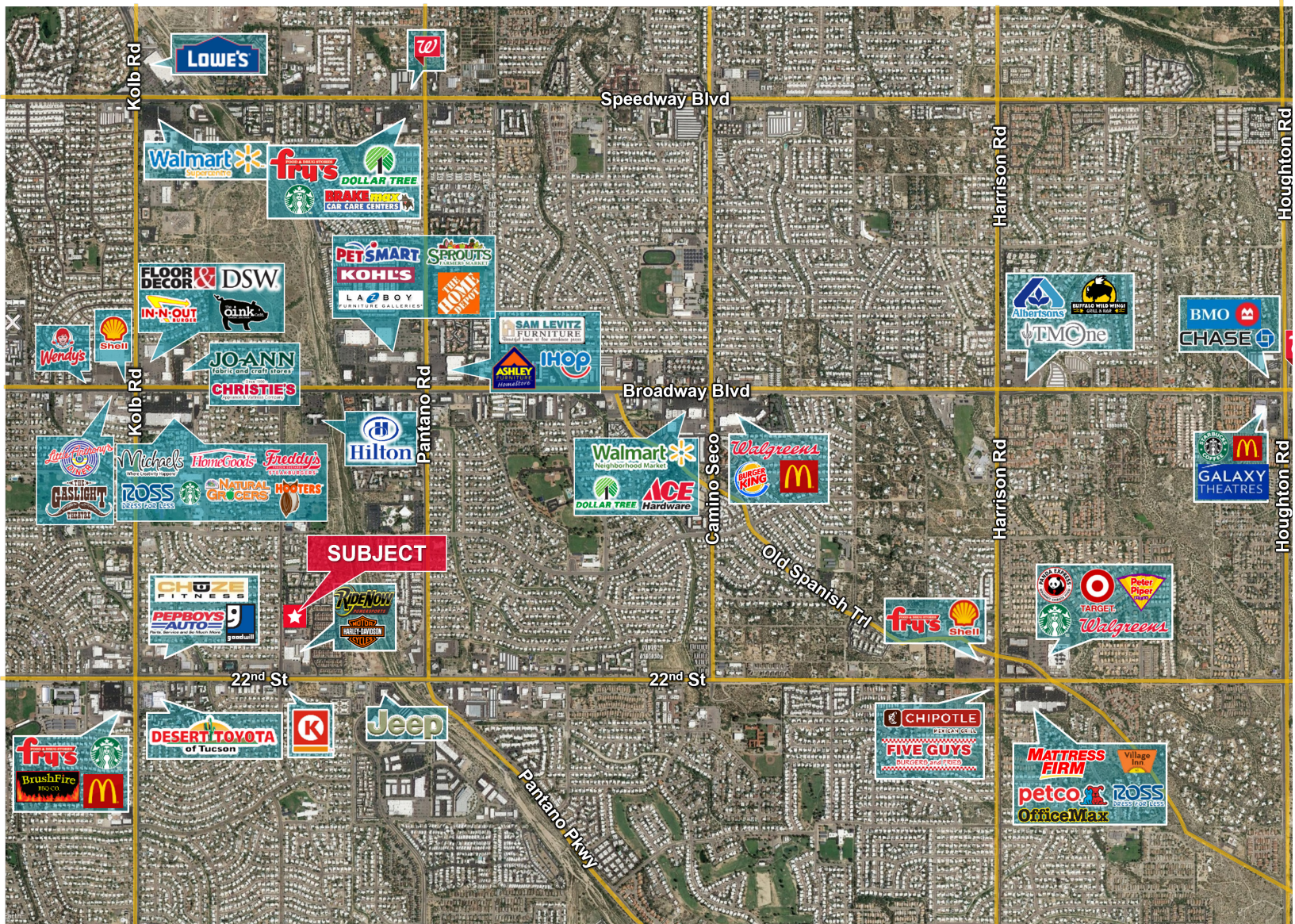


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Trade Map



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