

INDUSTRIAL / FLEX SPACE



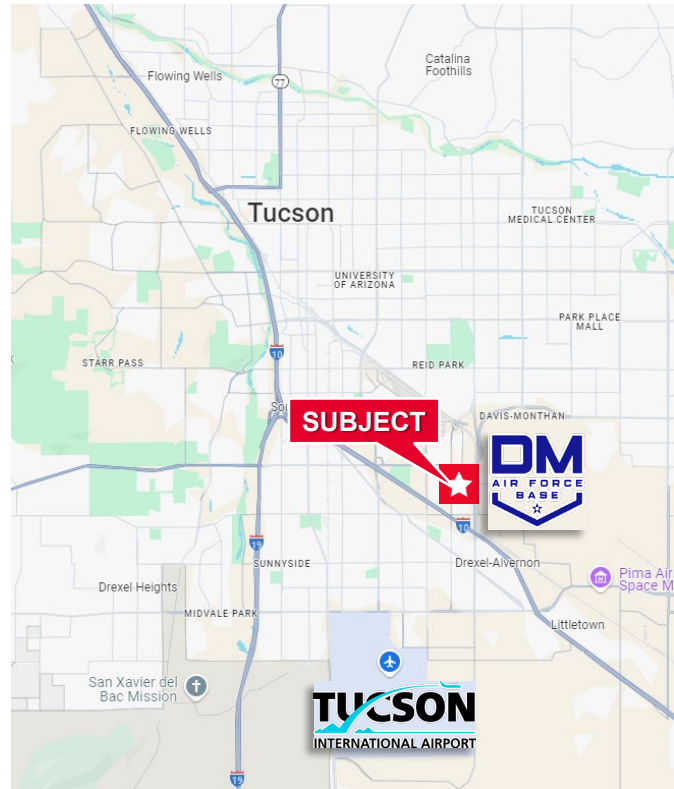
±10,455 SF of Industrial/Flex Space
Sublease Rate: \$0.75/SF NNN
Sublease Reduced Rate: \$0.69/SF NNN

Property Highlights

- Beautiful Butterfield Business Park
- Proximity to Interstate 10
- Fire sprinklers
- Functional office & warehouse
- Small, fenced yard

Property Details

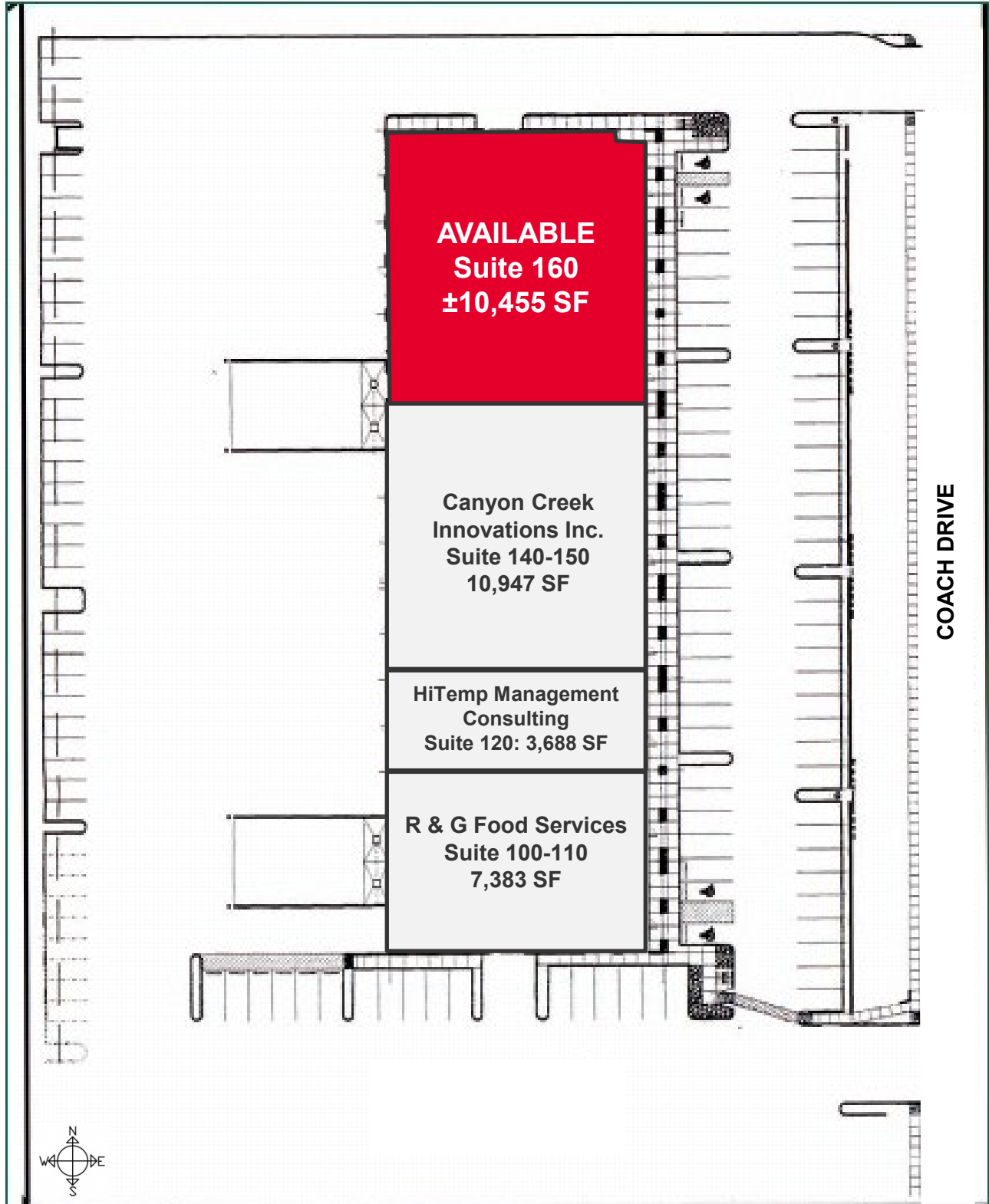
2024 NNN Est.	\$0.37/SF
Available	January 1, 2025
Clear Height	18'
Power	200 Amps – 480 Volts 3 Phase
Sublease Expiration	11/30/2026
Sublease Term	23 Months



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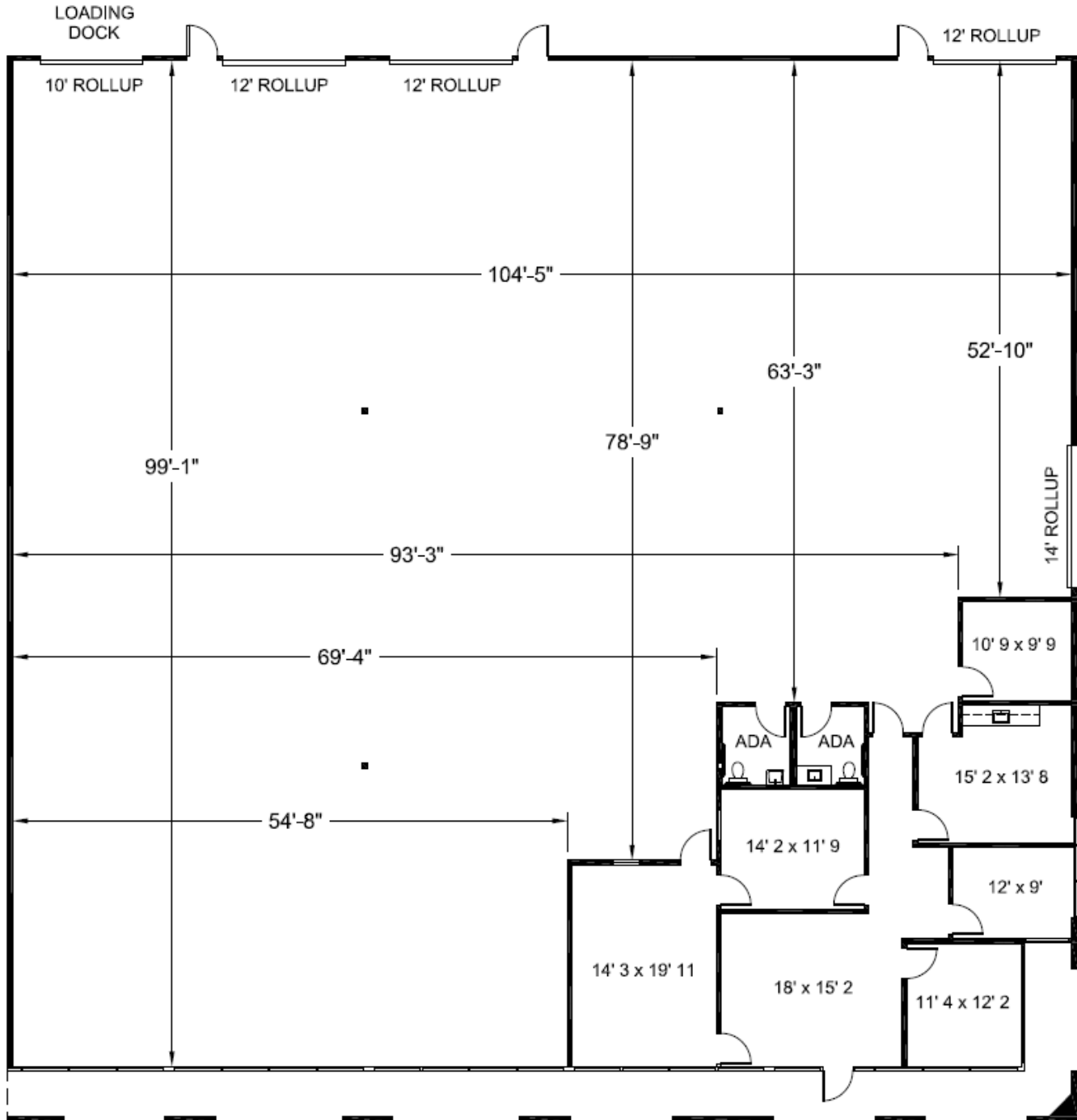
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Site Plan



Floor Plan

Suite 160: ±10,455 SF



Property Photos



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1/16/2025