



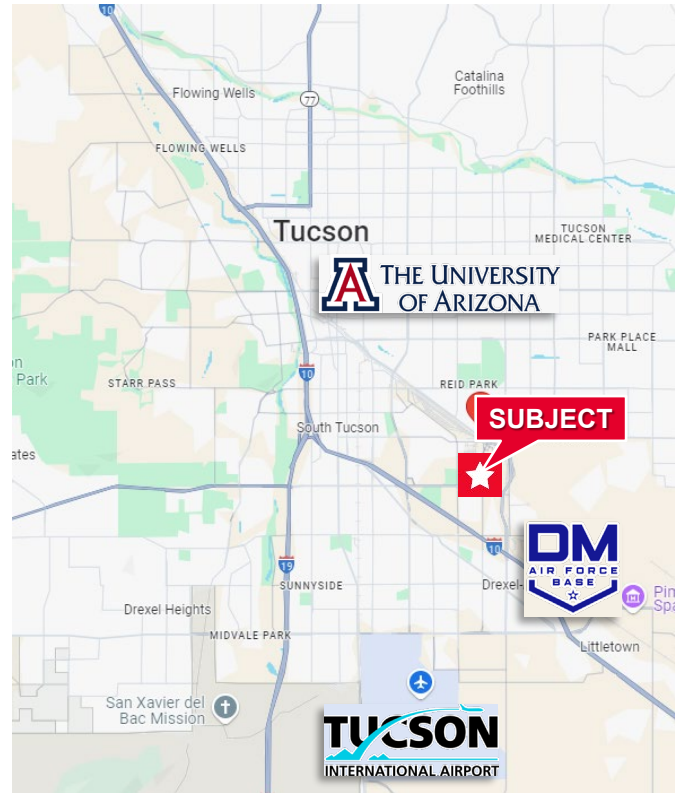
**±8,142 SF Industrial Space with Secured Yard**  
**Sublease Rate: \$0.88/SF/Month Modified Gross**

**Property Highlights**

- Centrally located
- This industrial property offers insulated warehouse area and grade-level loading
- Approximately 25% office buildout with a reception area, breakroom, two restrooms, a production room and private offices
- Front parking/loading area are fenced and gated

**Property Details**

Loading	2 (Two) 10' x 10' Grade Level
Clear Height	14'
Power	400 Amps
Available	November 1, 2024
Sublease Expiration	March 31, 2027

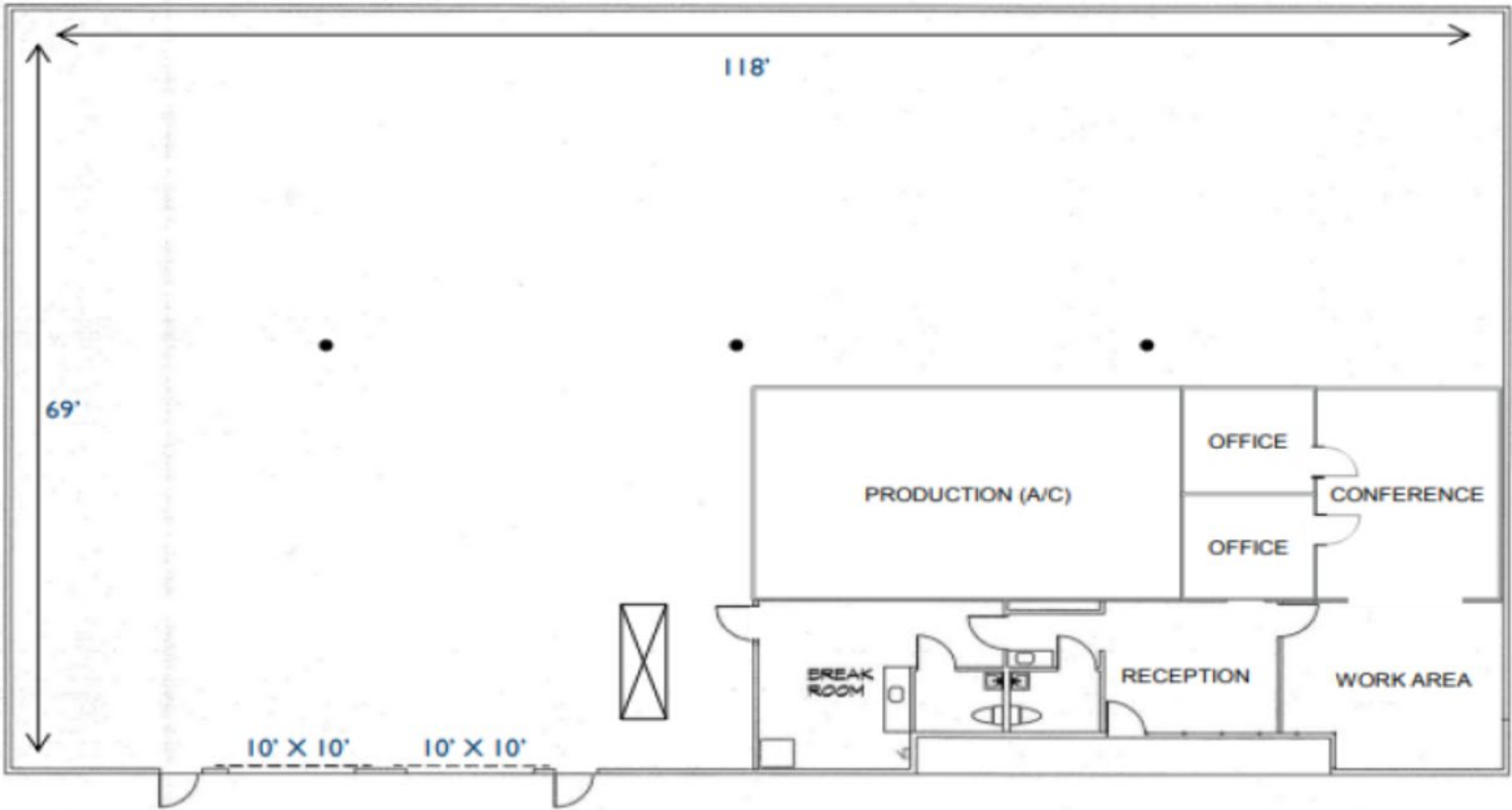


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Floor Plan

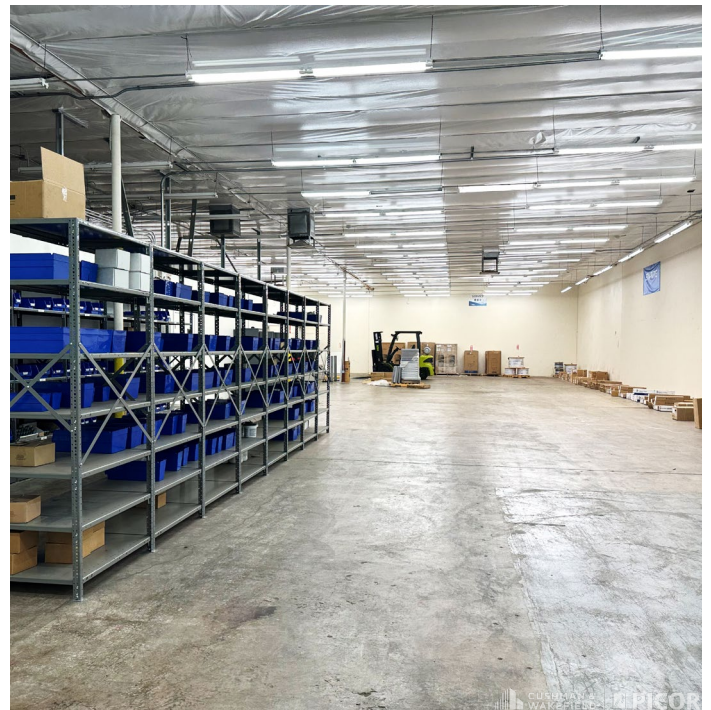
**INDUSTRIAL**



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Property Photos





Employment Map



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