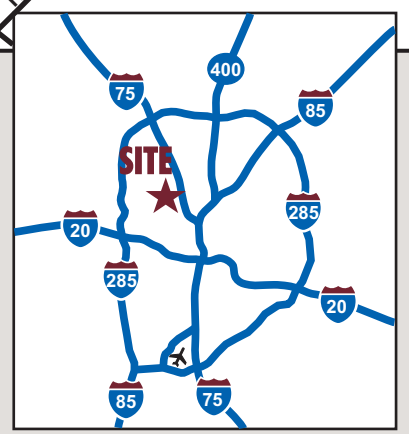
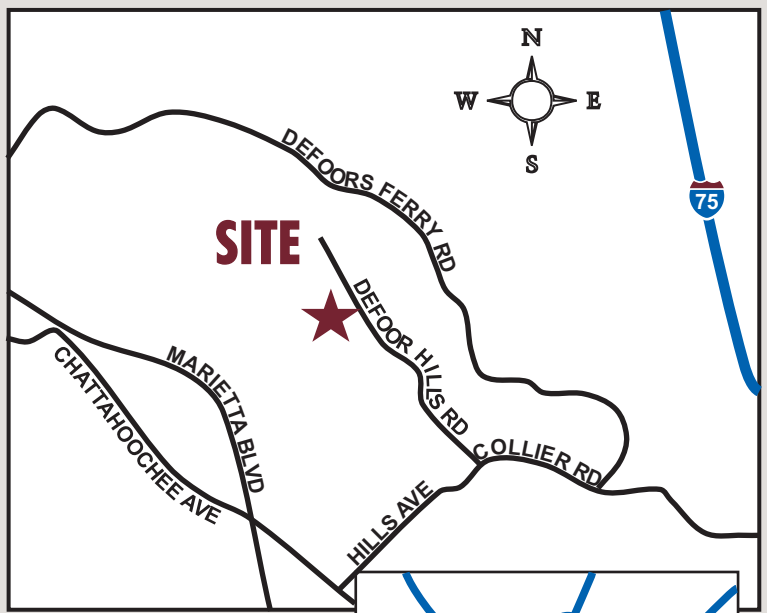




69,054 SF AVAILABLE FOR LEASE OR SALE

**PROPERTY FEATURES:**

- ◆ 69,054 SF - Total Building Size  
Divisible to 50,912 SF & 18,142 SF
- ◆ 85 Parking Spaces
- ◆ Heavy Power 3,000 AMPS at 277/480 Volts
- ◆ 19' Ceiling Height
- ◆ 7 Dock High Doors
- ◆ Brick & Concrete Construction
- ◆ 3.58 Acres
- ◆ Sprinklered
- ◆ 50,912 SF - Suite 2300  
11,300 SF - 1st Floor Office  
11,800 SF - 2nd Floor Office  
15,800 SF - HVAC Warehouse  
10,584 SF - Warehouse
- ◆ 18,142 SF - Suite 2290  
2,260 SF - Office  
15,882 SF - Warehouse



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