

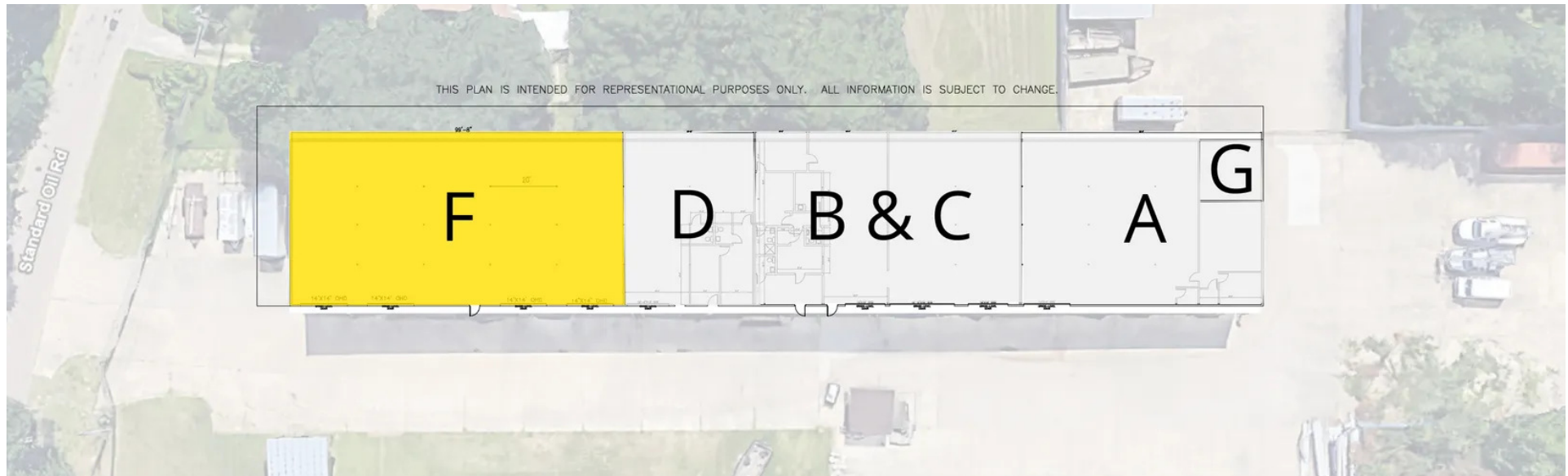


### Offering Summary

|               |                        |
|---------------|------------------------|
| Lease Rate:   | \$2,100 per month (MG) |
| Available SF: | 5,000 SF               |
| Lot Size:     | 1.25 Acres             |
| NOI:          | \$51,788               |
| Year Built:   | 1995                   |
| Renovated:    | 2023                   |
| Zoning:       | C-3                    |

### Property Overview

The subject consists of a multitenant, light industrial building on 1.18 acres. The property is zoned C-3 and has one vacancy. Suite F includes 5,000 SF of warehouse space on the north end of the building featuring 4 grade-level overhead door, one man door, and overhead storage in the center.



### Lease Information

|              |          |             |                   |
|--------------|----------|-------------|-------------------|
| Lease Type:  | MG       | Lease Term: | Negotiable        |
| Total Space: | 5,000 SF | Lease Rate: | \$2,100 per month |

### Available Spaces

| Suite                                                                                 | Tenant    | Size     | Type           | Rate              | Description |
|---------------------------------------------------------------------------------------|-----------|----------|----------------|-------------------|-------------|
|  F | Available | 5,000 SF | Modified Gross | \$2,100 per month | -           |



