



For Lease

Lease Rate:
\$1.59 PSF NNN



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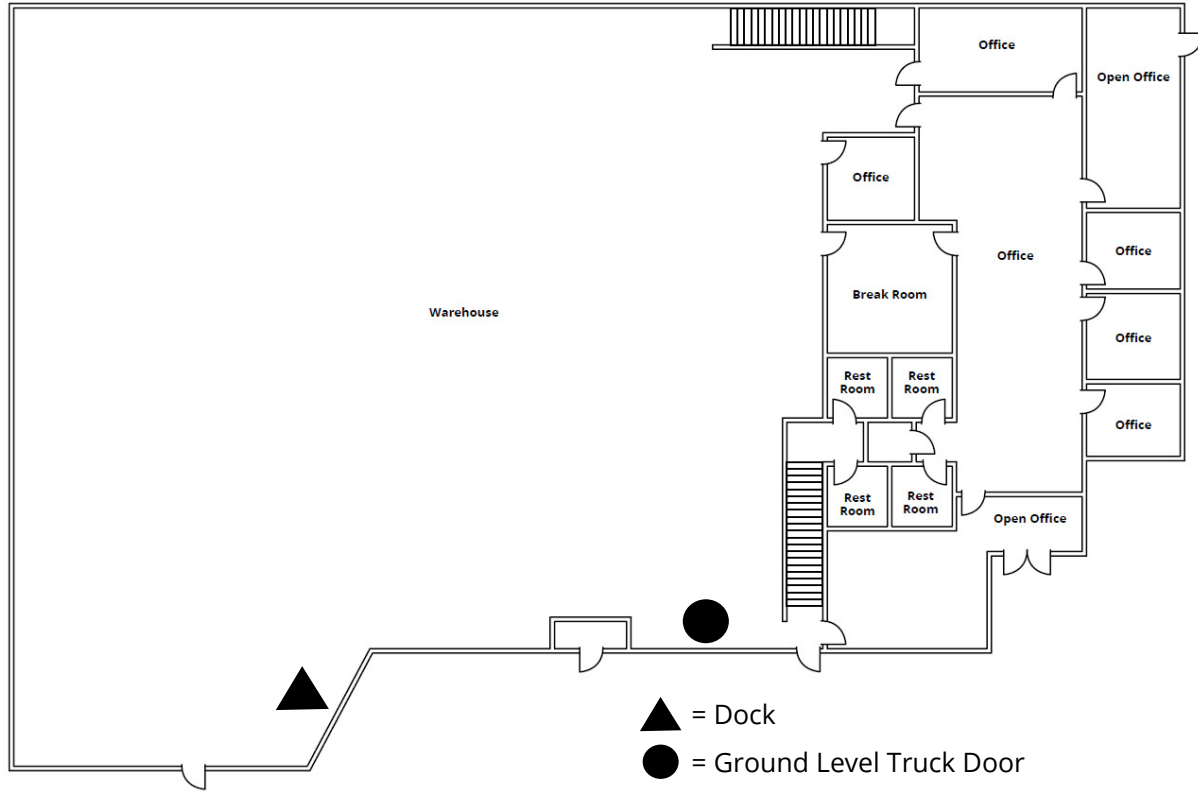
- > ±12,348 SF Freestanding Industrial Building
- > Fenced Truck Court, Dock & Grade Loading

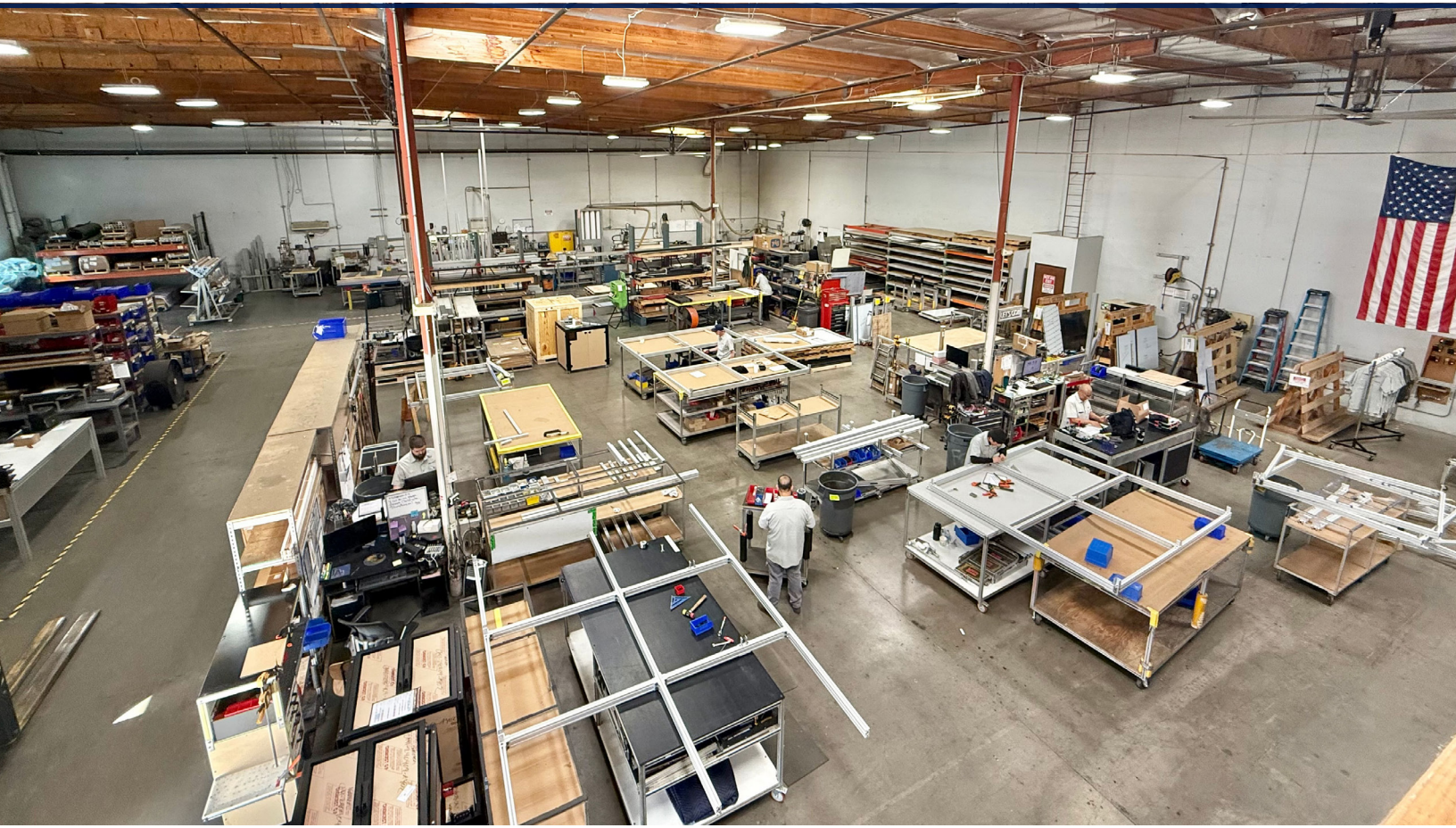
Property Highlights

- Single-tenant building
 - > Approx. 2,900 SF of ground floor office space
 - > Plus bonus 2,900 SF storage mezzanine space
- Fenced truck court/enclosed yard
- 1 Dock well, 1 grade level truck door
- 20' - 22' warehouse clear height, sprinklered building
- Asking rent: \$1.59 PSF NNN
(operating expenses approx. \$0.30 PSF)
- Do Not Disturb Tenant

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Floorplan







Location & Access

KIRKHAM CT

KIRKHAM RD

STOWE DR