

**FOR LEASE**



*Price Upon Request*

**SPACE DETAILS:**

<b>BUILDING SIZE:</b>	<b>+/- 12,149 SF</b>
<b>LOT SIZE:</b>	<b>+/- 1.05 ACRES</b>
<b>PARCEL ID:</b>	<b>SEC: 185; BLOCK: 1; LOT: 5</b>
<b>ZONING:</b>	<b>LIGHT INDUSTRIAL</b>
<b>OFFICE SPACE:</b>	<b>+/- 6,500 SF</b>
<b>CEILING HT:</b>	<b>+/- 15' CLEAR</b>
<b>LOADING:</b>	<b>1 DRIVE IN</b>
<b>HEAT:</b>	<b>GAS</b>
<b>AIR CONDITIONED:</b>	<b>OFFICES ONLY</b>
<b>POWER:</b>	<b>800 AMPS</b>
<b>SPRINKLERED:</b>	<b>FULLY</b>
<b>PARKING:</b>	<b>58 SURFACE SPACES</b>
<b>OCCUPANCY:</b>	<b>ARRANGED</b>
<b>RE TAXES (2024/25):</b>	<b>\$48,453.43 /Yr (\$3.99 PSF)</b>
<b>CAM / INSURANCE:</b>	<b>TENANT'S RESPONSIBILITY</b>

**INDUSTRIAL-FLEX BUILDING**

- **PRIME HEADQUARTER OPPORTUNITY WITH MONUMENT SIGNAGE**
- **COMPLETELY RENOVATED IN 2007 WITH MODERN EXTERIOR AND HIGH-END FINISHES THROUGHOUT.**
- **LIGHTING AROUND BUILDING AND PARKING LOT AND SECURITY SYSTEMS THROUGHOUT.**
- **WINDOWED PRIVATE OFFICES, CONFERENCE ROOMS, DEDICATED SHOWER FACILITY, HIGH CEILINGS, PARTITIONED OFFICES, PLUG & PLAY, PRIVATE RESTROOMS, RECEPTION.**
- **POSSIBLE SALE.**

For further information or to arrange an inspection, please contact broker(s):

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**Entrance Vestibule**



**Conference Room**



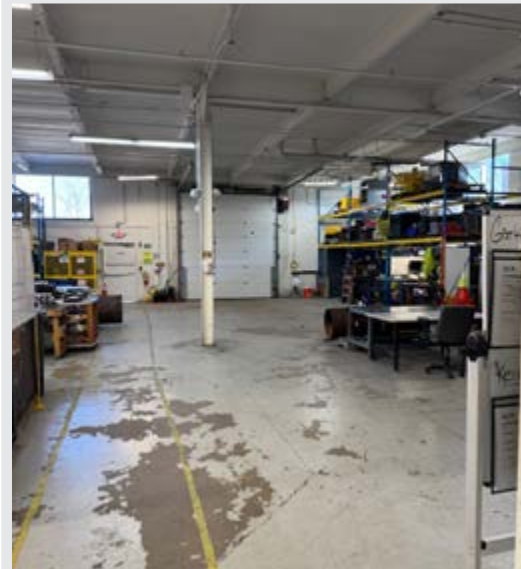
**IT/Server Room**



**General Office**



**Executive Office 1**



**Warehouse**



**Executive Office 2**



**Bullpen Area**



**Warehouse**



**Cafeteria**



**Team Room**

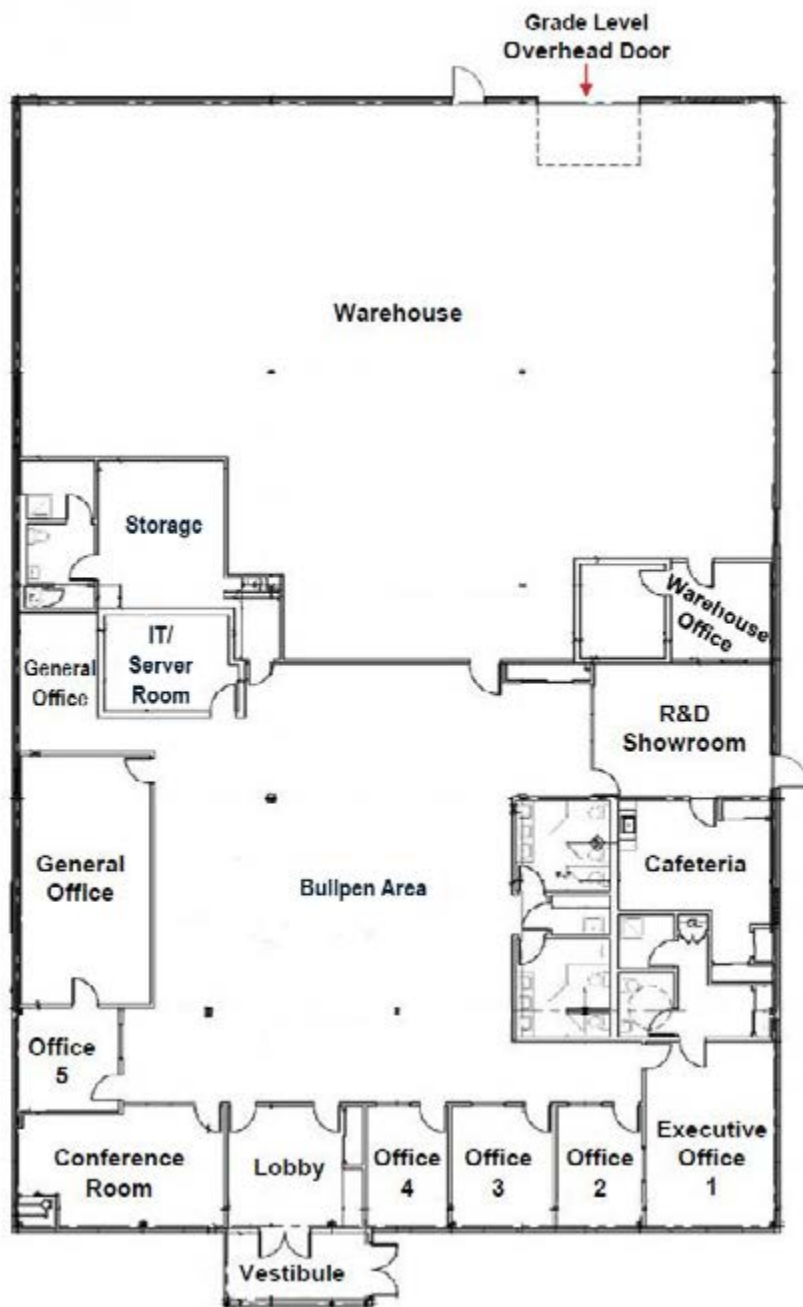


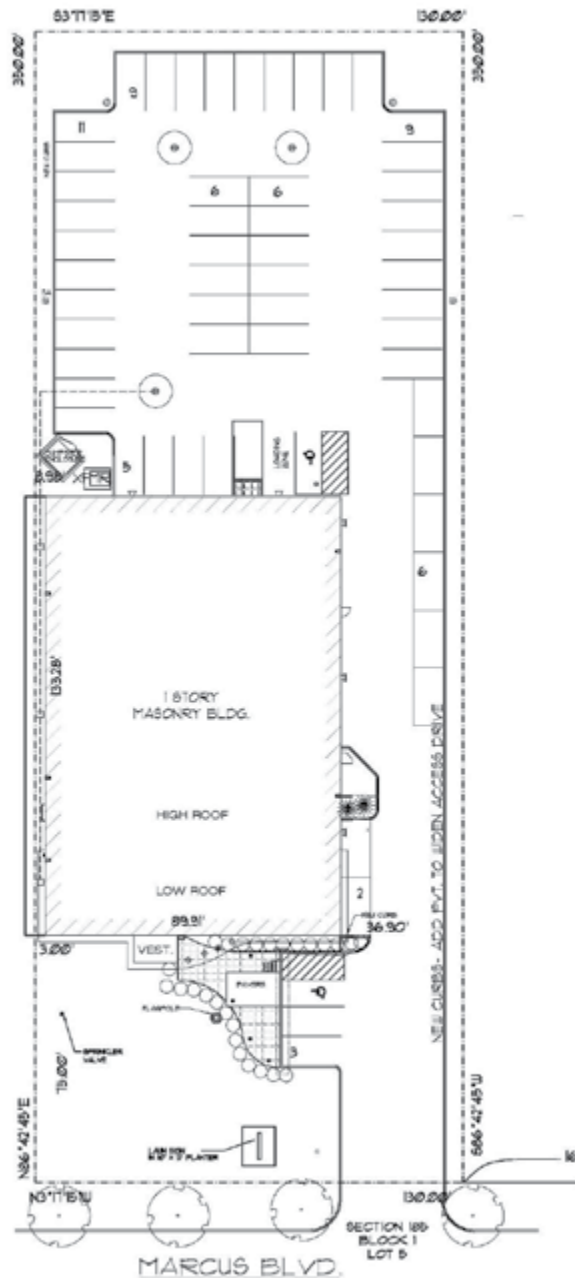


**Exterior Loading**



**Oversized Yard Space**





1 SITE PLAN  
A2.1 1"=20'

