

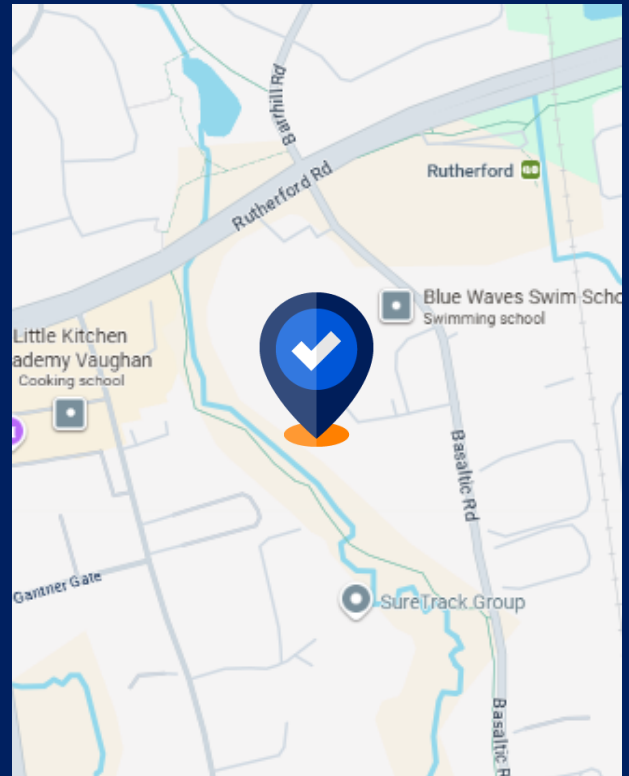
Industrial Sublease Available

Space Profile

Premises	19,004 SF on 1.69 acres
Space	16,028 SF Warehouse 2,076 SF Office
Net Rent	\$16.00
TMI	\$7.53 (2025 estimate)
Shipping	2 Oversized Drive-in Doors
Zoning	EM2
Parking	36 Spots
Power	1600 AMPS
Term	March 31st, 2031

Features

- Single tenant industrial property
- 19,004 square feet including 2076 square feet of office space with mix of private offices
- 24' clear height
- 2 oversized drive-in doors
- 1.69 acres with excess land for outside storage
- EM2 zoning offers a wide variety of uses
- Easy access to Highway 407 and 400



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