

### First floor availability:

- +/- 2,717 sq. ft. of Office Space
- +/- 2,628 sq. ft. of Flex-Space
- +/- 5,215 sq. ft. of Warehouse Area
- 5 roll up doors +/- 12' high
- Eve height +/- 20'
- Clear height under trusses is +/- 13.5'
- Lease Rate: \$1.00 sq. ft. Mod Gross



Parcel Characteristics	
Land Use Zone:	Commercial Office
Gross Square Feet:	+/- 10,560 sq. ft.
Parking:	Ample shared parking



