



SPACE AVAILABLE:

BUILDING SIZE | 8,643 SF (GBA)
LOT SIZE | 1.57 ACRES

PRICE:

\$24.00 PSF NNN

HIGHLIGHTS:

- Perfect Corporate Headquarters Location
- Can Be Subdivided
- 14 Private Offices with additional office in warehouse
- Building Security System
- 1,915 SF Warehouse/Garage with 4' Loading Dock
- Large Parking lot with Front Door Parking
- **Building also available FOR SALE!**



Scott Ritter

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

PROPERTY DETAILS

MAIN FLOOR - 3,492 SF OFFICE

- Reception Area with Built-In Desk
- Lobby/Waiting Area
- 6 Private, Windowed Offices with Sidelight Doors
- Copy/File Work Room
- Break Room Lounge
- Storage Room
- Data / IT Room
- Women's & Men's Restroom

MAIN FLOOR - 1,915 SF WAREHOUSE

- 1 Private, Windowed Office
- 10'x12' Overhead Door
- 4' Loading Dock with 8'x10' Door
- Trench Floor Drain

SECOND FLOOR - 3,236 SF OFFICE

- 8 Private, Windowed Offices with Sidelight Doors
- Copy/File Work Room
- Conference Room
- Women's & Men's Restroom

Window Treatments in all Offices
Tile & Carpet Throughout
Building Security System
3-Phase Power
Rainbird Sprinkler System



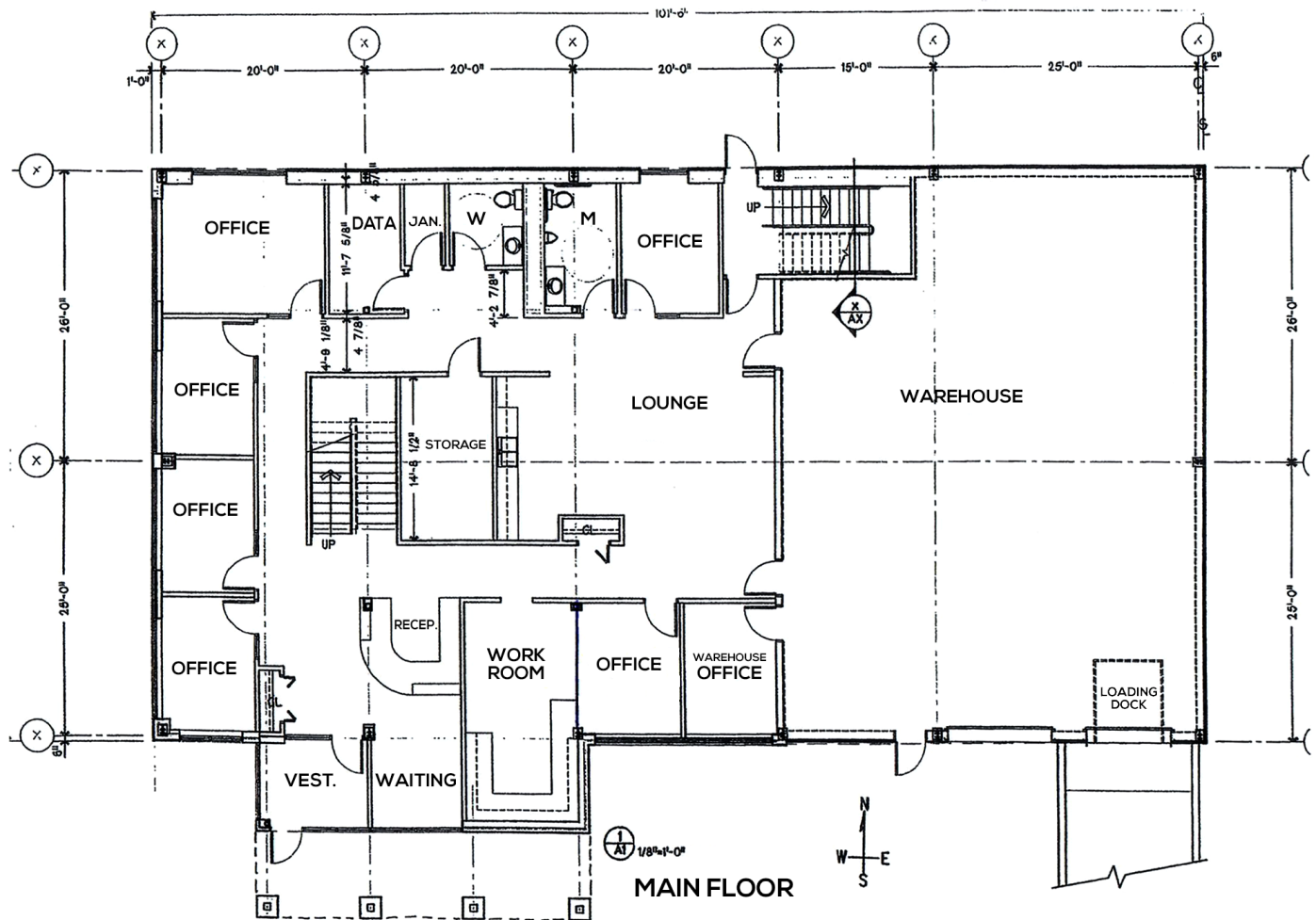
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FLOORPLAN - MAIN FLOOR



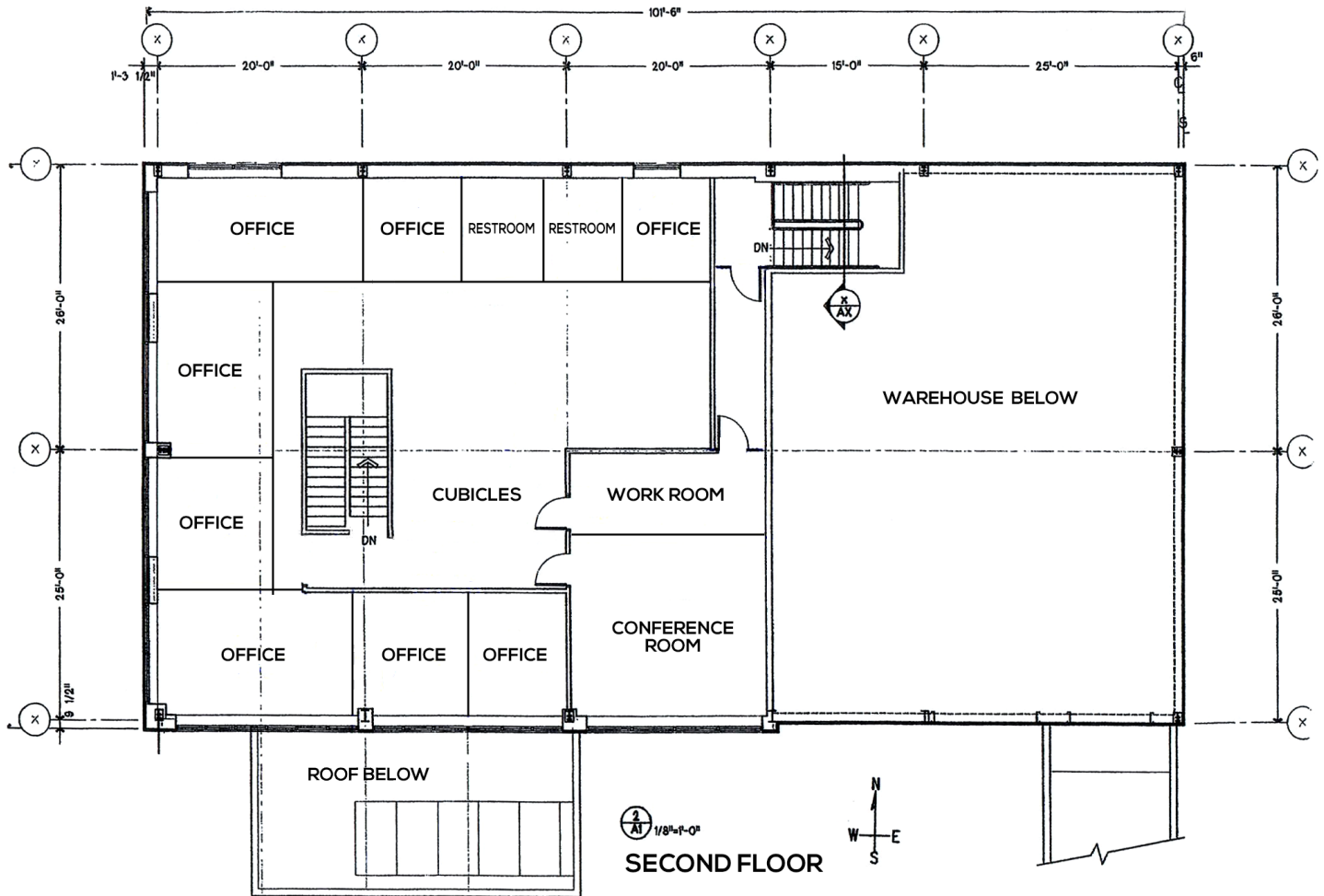
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FLOORPLAN - SECOND FLOOR



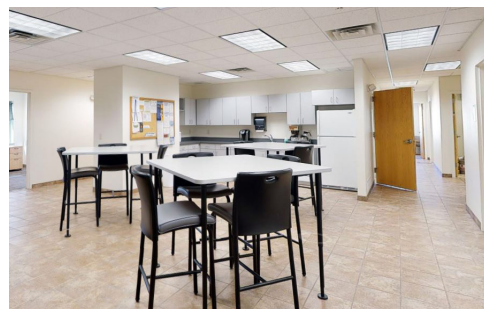
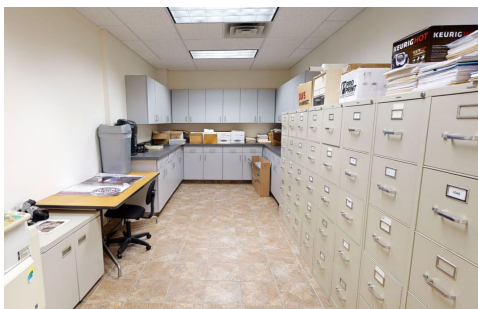
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PROPERTY PHOTOS



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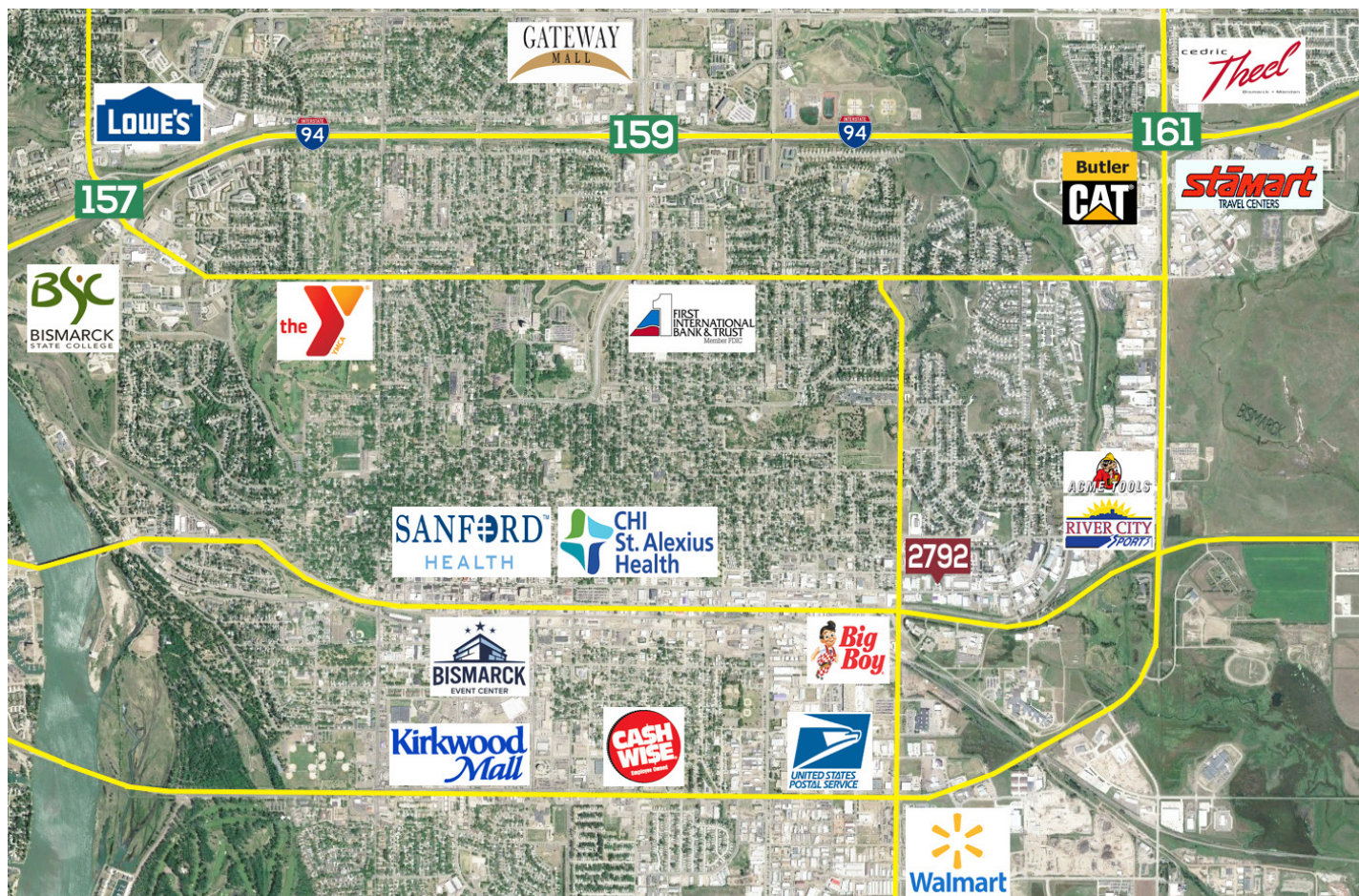
FEET OF LOT 2
68,190 S.F.
1.565 ACRES



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LOCATION MAP



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