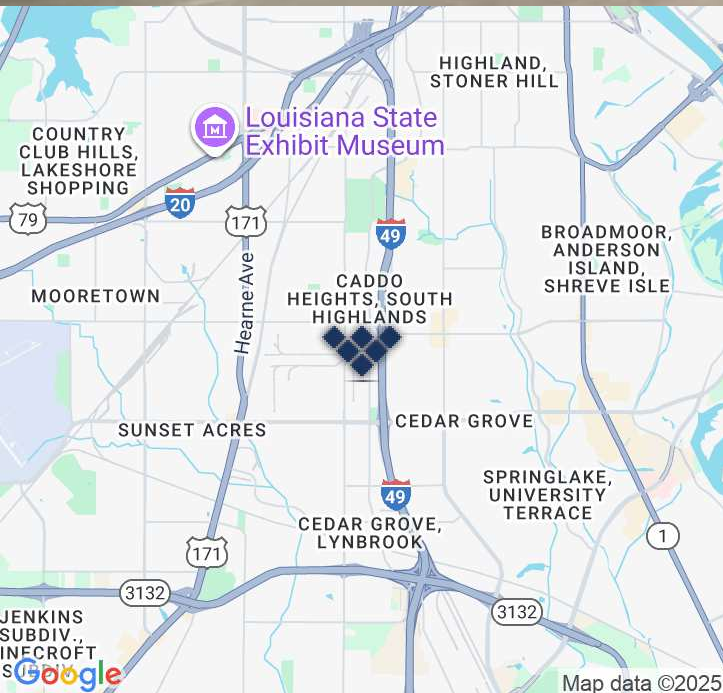




### Offering Summary

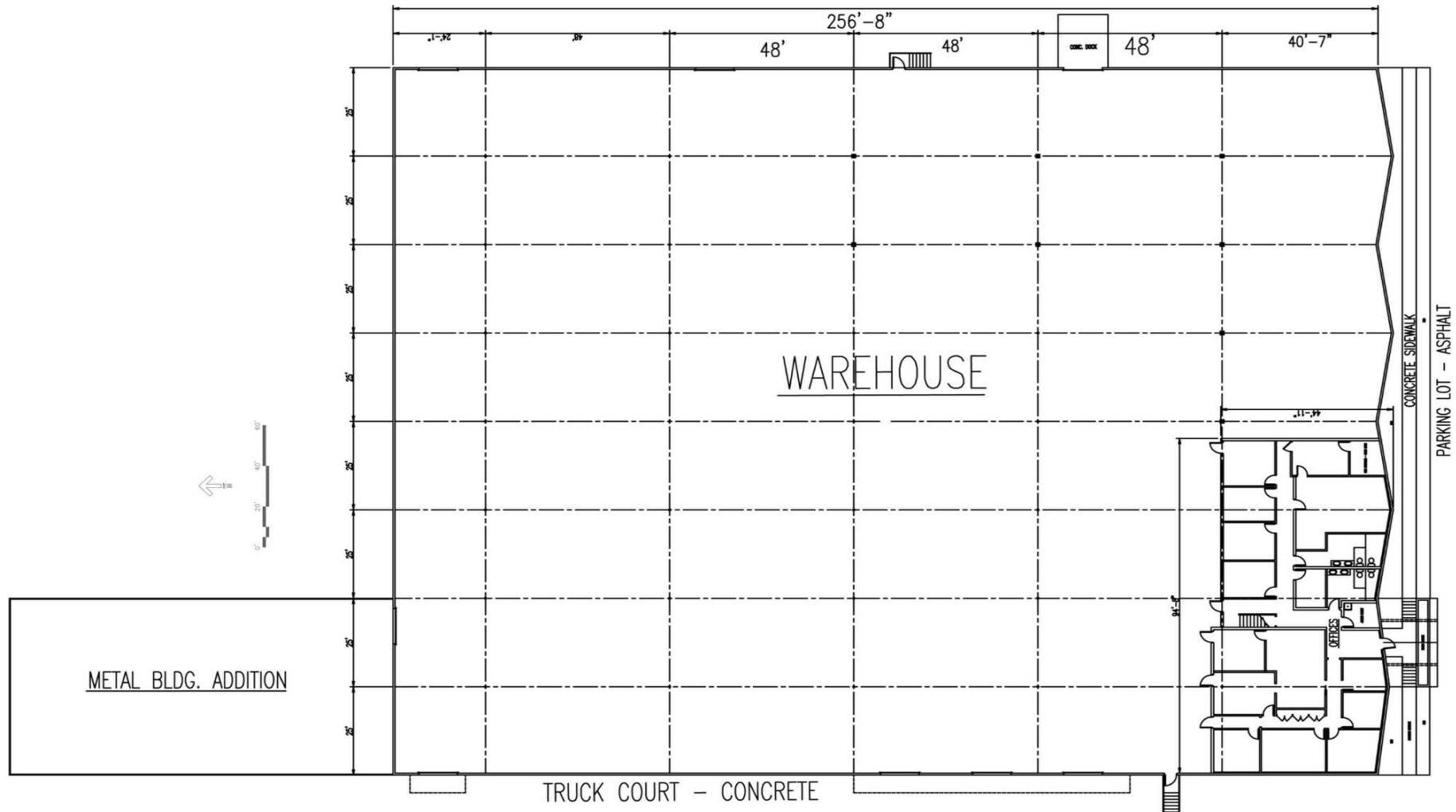
|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Lease Rate:    | \$4.25 SF/yr (NNN)                                                                 |
| Building Size: | 56,915 SF                                                                          |
| Zoning:        | I-2                                                                                |
| Clear Height:  | 19'                                                                                |
| NNN Expenses:  | Tax-\$0.33, Ins.-\$0.64, CAM-Tenant is directly responsible with no reimbursement. |

### Property Overview

This ±56,915 SF industrial facility offers a highly functional layout with ±5,400 SF of built-out office space, including 13 private offices, and ±51,515 SF of warehouse space optimized for distribution, storage, or operations. The building features five dock-high doors, one bay door, and a secure, fully fenced perimeter for controlled access. Situated on a ±4.08-acre site zoned I-2, the property provides ample yard space and vehicle circulation.







THIS PLAN IS INTENDED FOR REPRESENTATIONAL PURPOSES ONLY. ALL INFORMATION IS SUBJECT TO CHANGE.