



## FOR LEASE

### Property Description

±106,720 SF Total Building  
±56,320 SF Available for lease  
\$6.95 PSF NET  
Taxes & OPEX ±\$1.50 PSF  
4 Docks (Interior) 2 Drive-in Doors  
±2,000 SF Office (Expandable)  
100 Car Parking  
25' Clear  
ESFR Sprinkler System  
TIF District, 6B in place

### Property Details

LEASE PRICE: **\$7**

MINIMUM RENTABLE SQ FT: 56,320

MAXIMUM RENTABLE SQ FT: 56,320

LEASE TYPE: Net

ZONING: PMD7

BUILDING SQ FT: 106,720