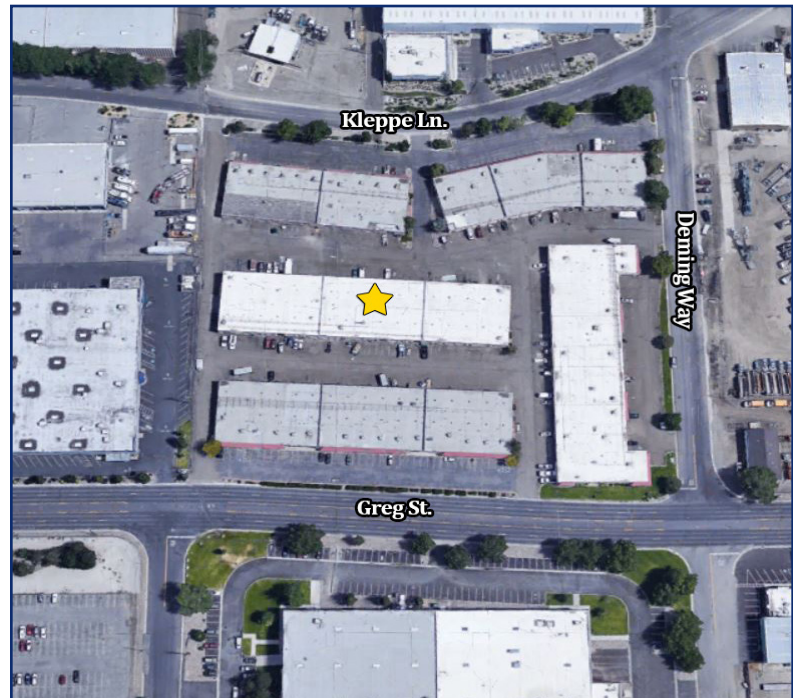


## INDUSTRIAL/FLEX SPACE



### PROPERTY SNAPSHOT

- 1,980 square feet with 165 square feet of office space
- **\$0.80/sq. ft. with \$0.165/sq. ft. NNN costs**
- 13' clear height
- One 12' grade-level door
- One 14' grade-level door
- Conveniently located next to Interstate I-80 and the new SE Connector (Veterans Parkway)
- Lease expires January 31, 2023



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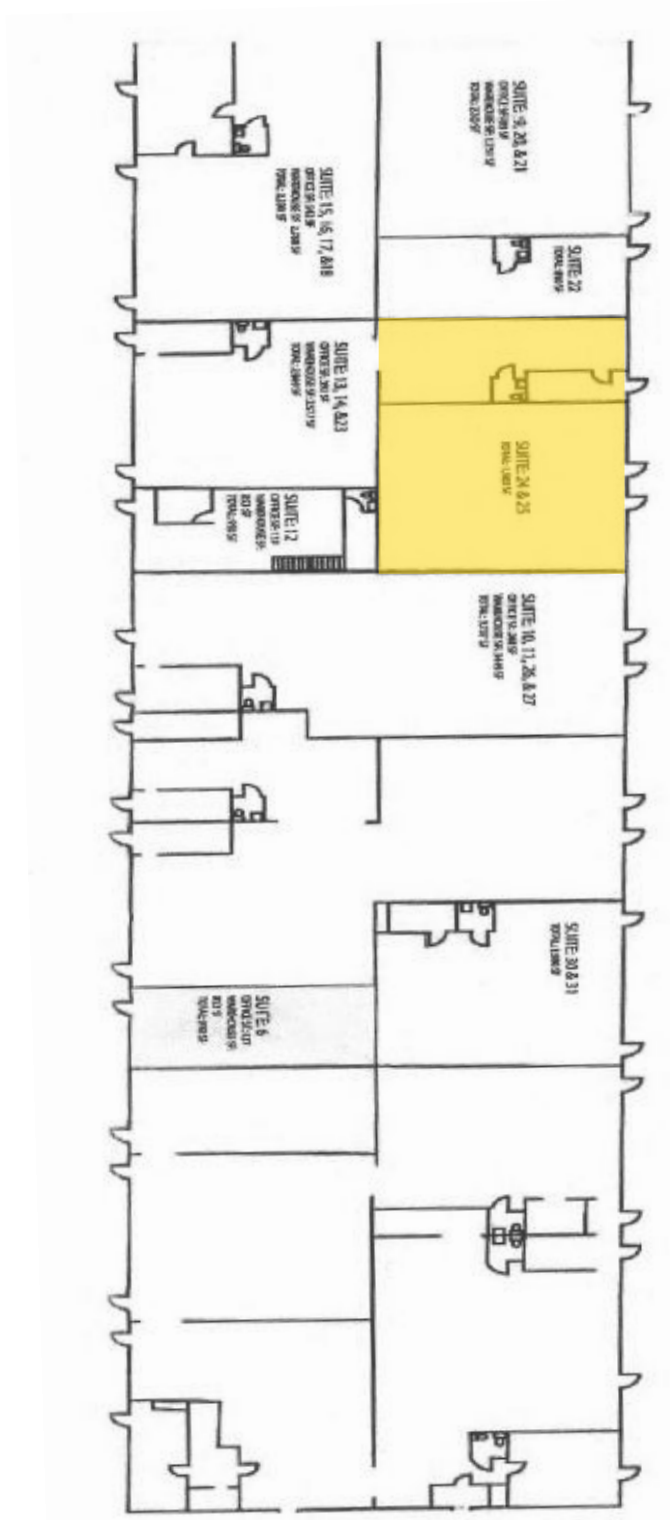
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## FLOOR PLAN



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