

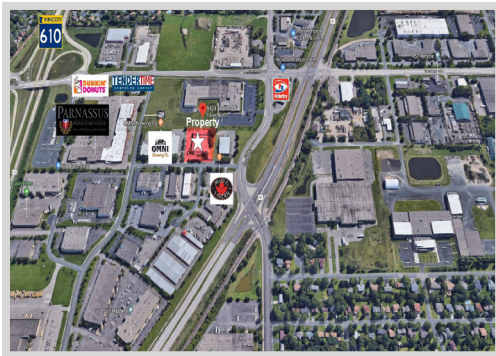
FOR SUBLEASE
29,222 SF OFFICE / MANUFACTURING



FEATURES:

- 22,982 SF Manufacturing Space, 3,640 SF Main Level Office, & 2,600 SF Upper Level Office (Optional)
- Excellent access to Hwy 610 and Hwy 169 from CR-81
- Great manufacturing building close to many amenities
- 17' 6" Clear Height
- Building has heavy power

Lease Rate:
\$5.75 Blended
+ Tax & CAM: \$3.87



FACTS:

- ▲ Sublease Term through 11/09/2023
- ▲ Built in 1988- Addition in 1995
- ▲ 100 % Air Conditioned
- ▲ Bridge Cranes throughout space

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Floor Plans	4-5
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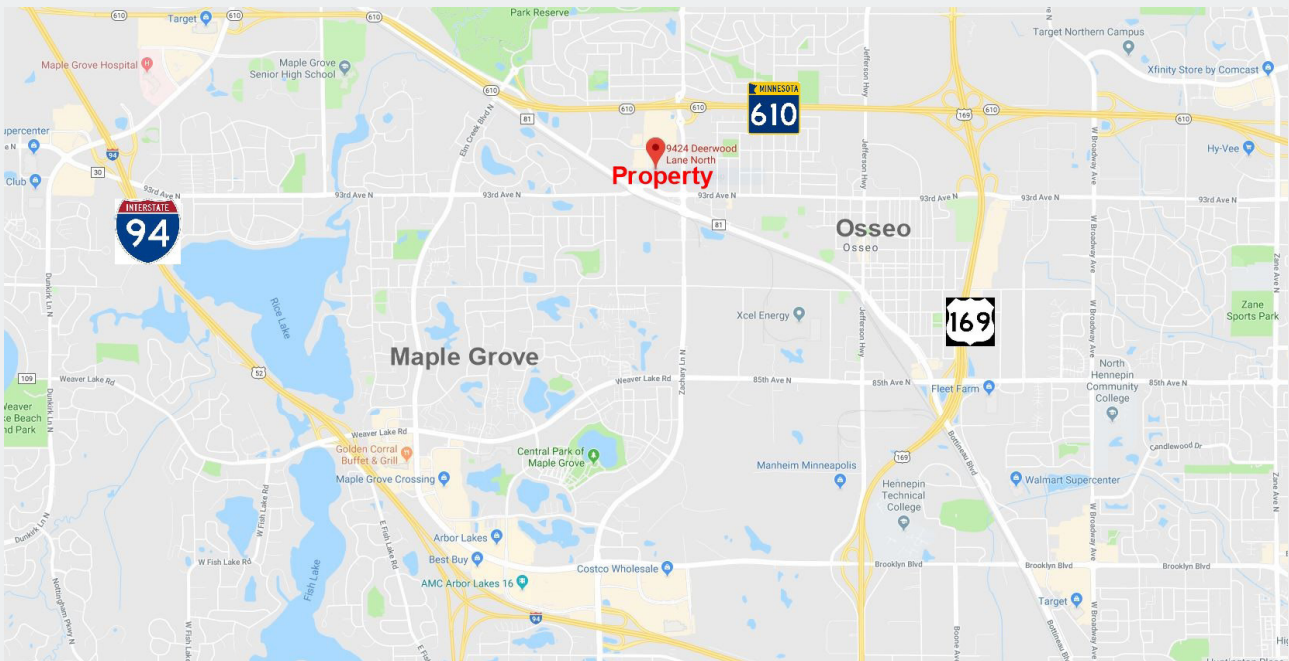

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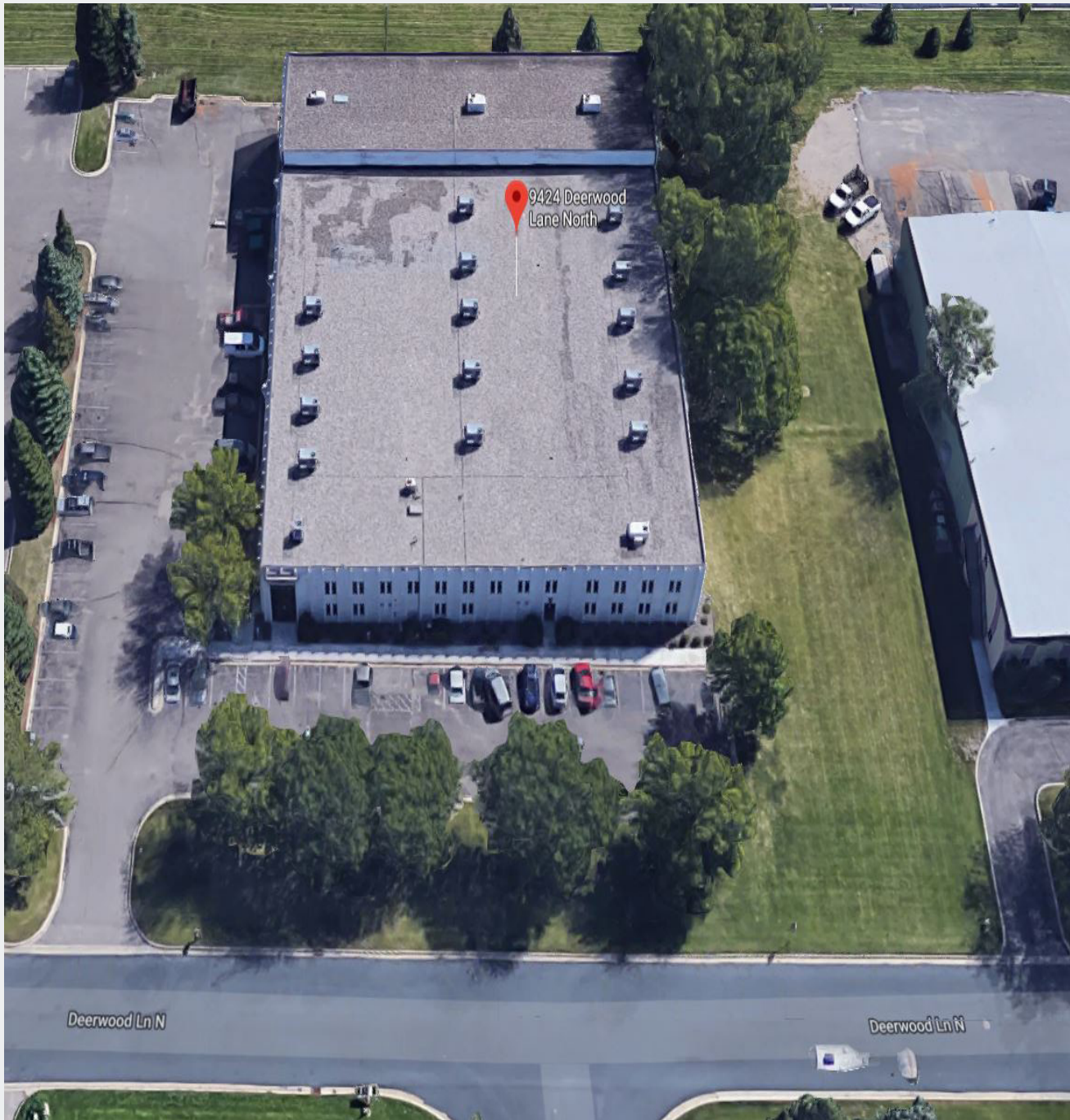
NEIGHBORS & MAP

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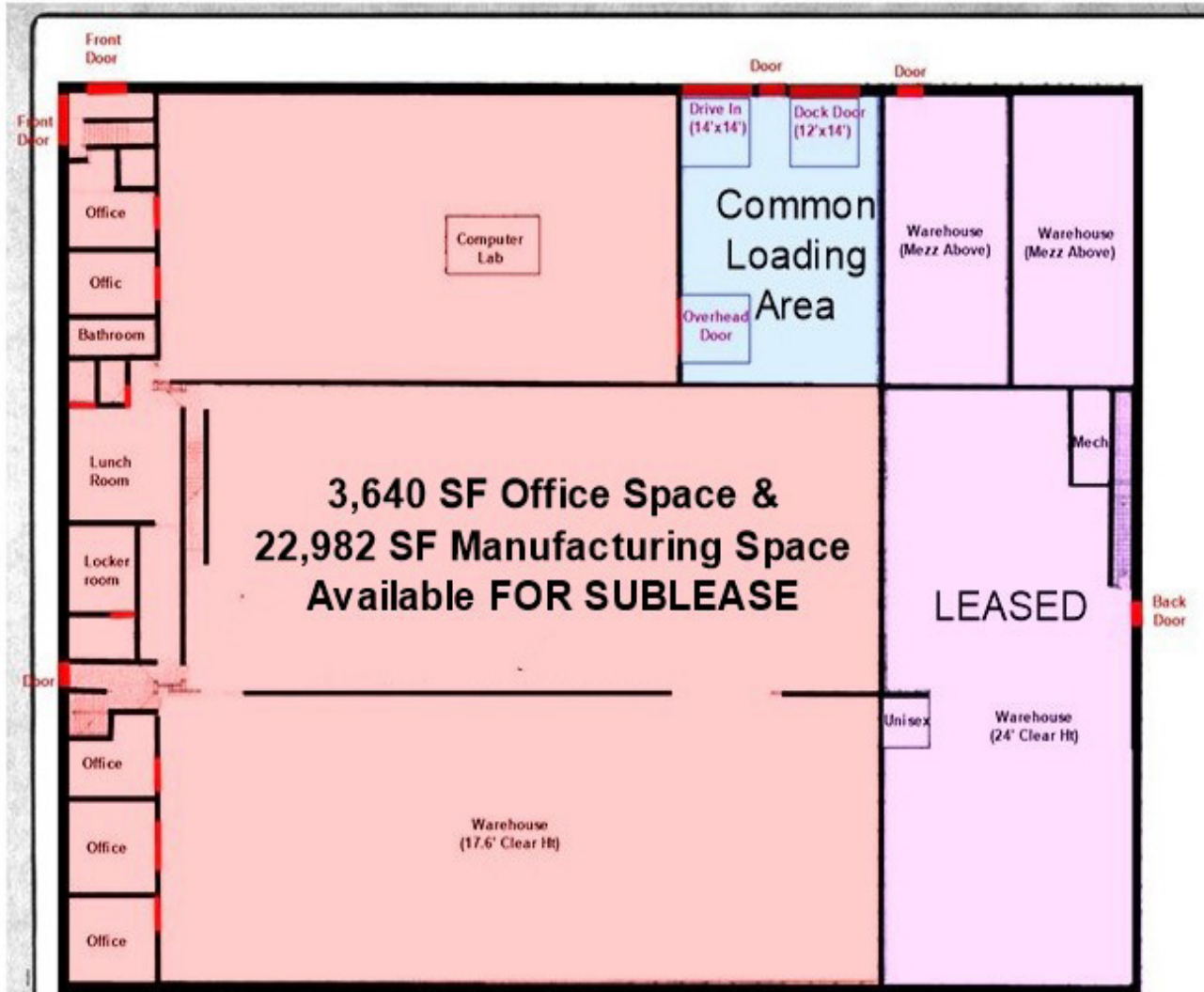
AERIAL

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MAIN LEVEL

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UPPER LEVEL OFFICE

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(Optional)
2,600 SF Upper Level Office Space
Available
FOR SUBLEASE

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PHOTO GALLERY

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Manufacturing View



Manufacturing View (Addition)



Drive In / Dock View



Lunch Room



Upper Level Conf. Room



Manufacturing Area (Crane with 2-ton hoist)