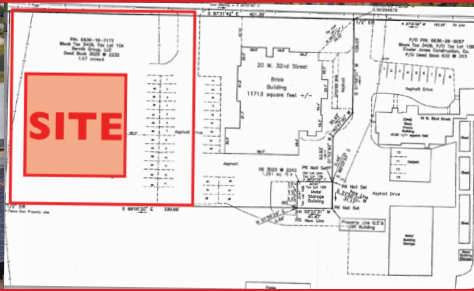


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Industrial/Flex BTS

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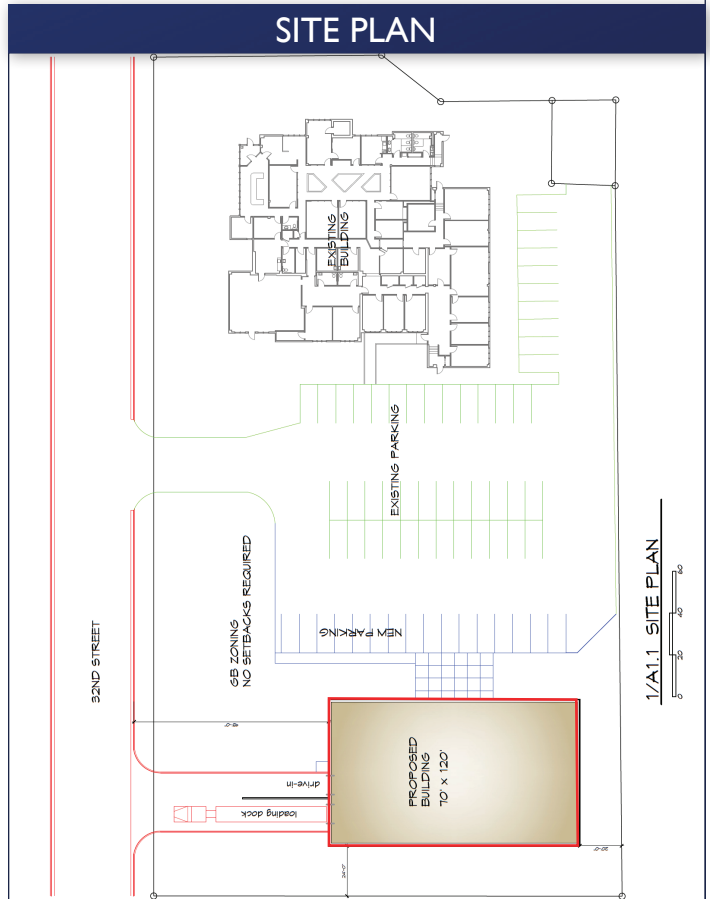
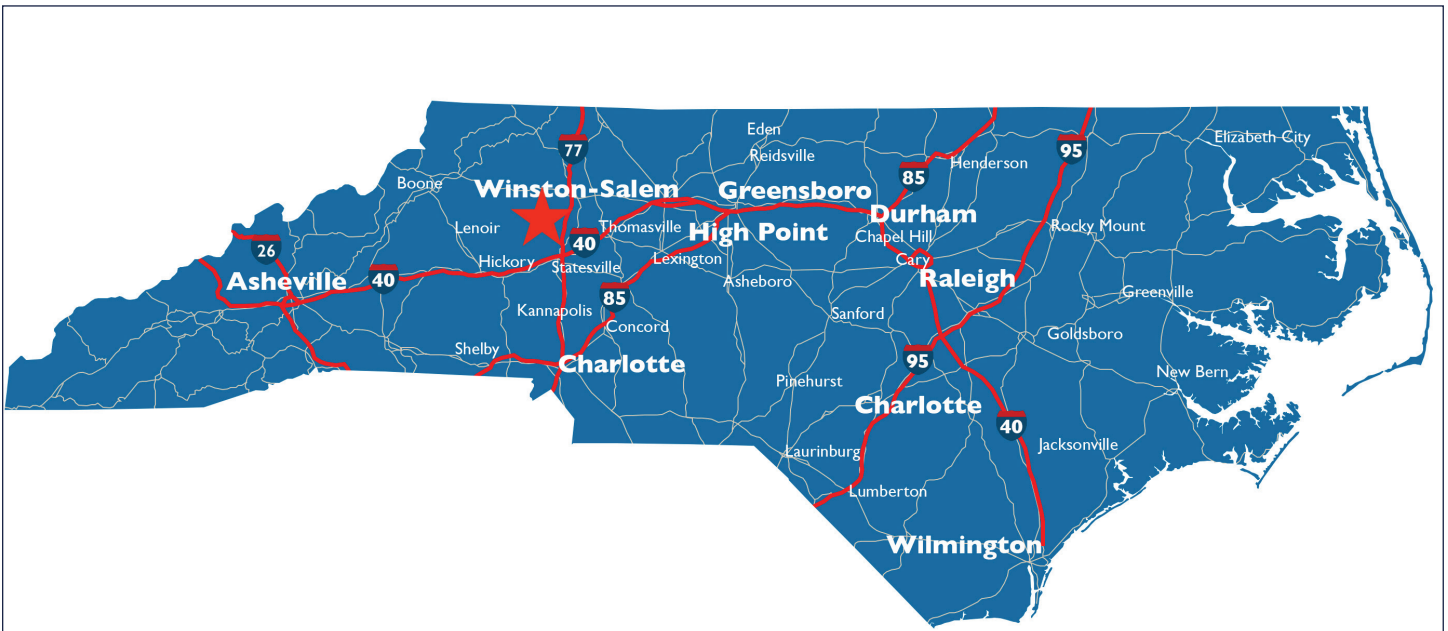


Available Space:	10,000± SF	Column Spacing:	Freestanding or 40' x 50'
Warehouse:	9,000± SF	Power:	3 Phase
Office/Reception:	1,000± SF	Construction:	Brick/Metal
Site Size:	2 Acres Total	Roof:	Metal
Zoning:	GB	Water:	City
Year Built:	2023	Sewer:	City
Dock Doors:	2-4	Gas:	PNG
Drive-Ins:	1-2	Sprinkler:	If required by tenant
Ceiling Height:	18' x 24'	Occupancy:	2Q23

For more information:

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336.480.2089

FOR LEASE: \$ 7.40 PSF NNN



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