



PROPERTY HIGHLIGHTS

| | |
|---------------------------|----------------------------|
| Total Building SF: | 16,000 SF |
| Front Building | 10,000SF |
| Back Building | 6,000 SF |
| Lease Rate: | \$8,000 per month (NNN) |
| Annual Taxes: | \$7,708.00 |
| Lot Size: | 1.7 Acres |
| Additional Info: | Fenced Yard Graveled |

LOCATION OVERVIEW:

Located directly off SE 25th Street just west of Interstate 35 providing excellent access to the metropolitan area.

PROPERTY OVERVIEW

Main Building: 10,000 square feet - Size: 40' x 250'

Office: 1,960 SF

Tech Area: 1,000 SF

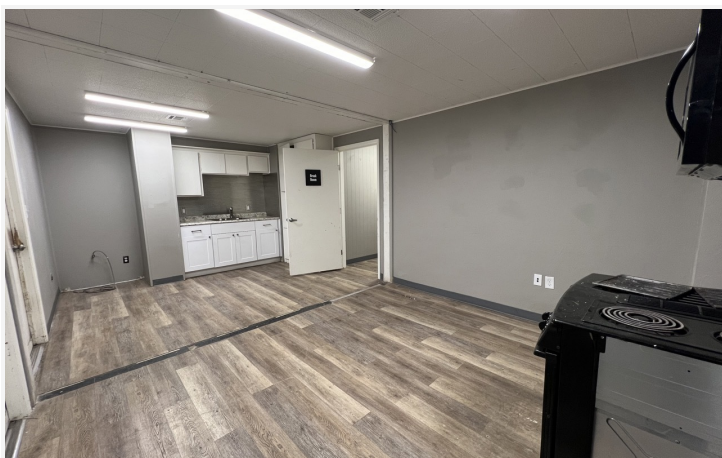
Office area contains 5 offices, conference/training room, restrooms, break areas

Shop: 3-14' overhead doors; 14-15' ceiling height; heavy electrical; exhaust fans; 2 -2-ton cranes and craneway; shop restrooms and locker area; "tech room".

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