

INDUSTRIAL
SUBLEASE



HAMMER DRIVE BUILDING

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FULL WAREHOUSE AVAILABLE FOR SUBLEASE

16,415 SF (1,200 SF ofc)

\$0.88/SF, NNN

PROPERTY DETAILS:

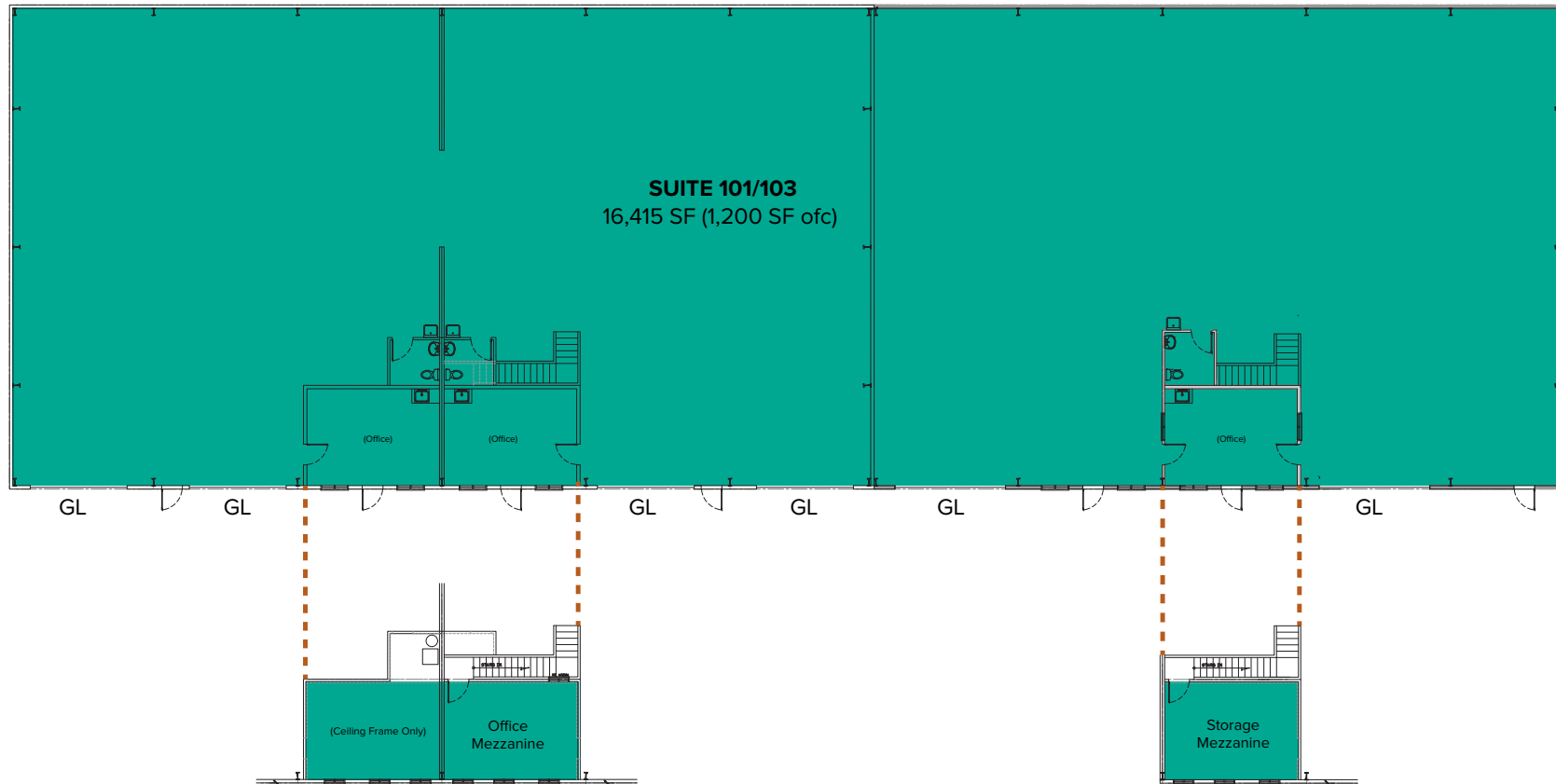
- Steel frame building with yard space
- Clear-span warehouse
- Sprinklered and insulated
- 3-phase, 200amp power
- 18.5' – 22' Ceiling height
- Oversized 6 grade-level roll-up doors
- Fully fenced and secured property



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

FLOOR PLAN

Suite	Square Feet	Rate	Notes
101/103	16,415 SF (1,200 SF ofc)	\$0.88/SF, NNN	Warehouse with office space, 6 oversized grade-level roll-up doors, mezzanine office and storage, and 3 restrooms. Available for Sublease now.



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LOCATION MAP

