

**SALE
OR
LEASE**

LEASE-TO-OWN OPPORTUNITY

Landlord will apply a portion of rent payments to purchase price.



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RH | ROSEN
HARBOTTLE
COMMERCIAL REAL ESTATE

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OFFICE | TECH | WAREHOUSE

40,000 SF PLUS YARD

Sale/Lease Details:

Purchase Price	\$7,750,000
Annual mortgage payment would be equivalent to annual lease payment*	
Lease Rate (NNN)	\$1.25/SF Corporate Office \$0.95/SF Tech Assembly \$0.68/SF Warehouse
Land SF	±85,204 SF (1.96 Acres)
Available for Occupancy	3/1/2019

Property Features:

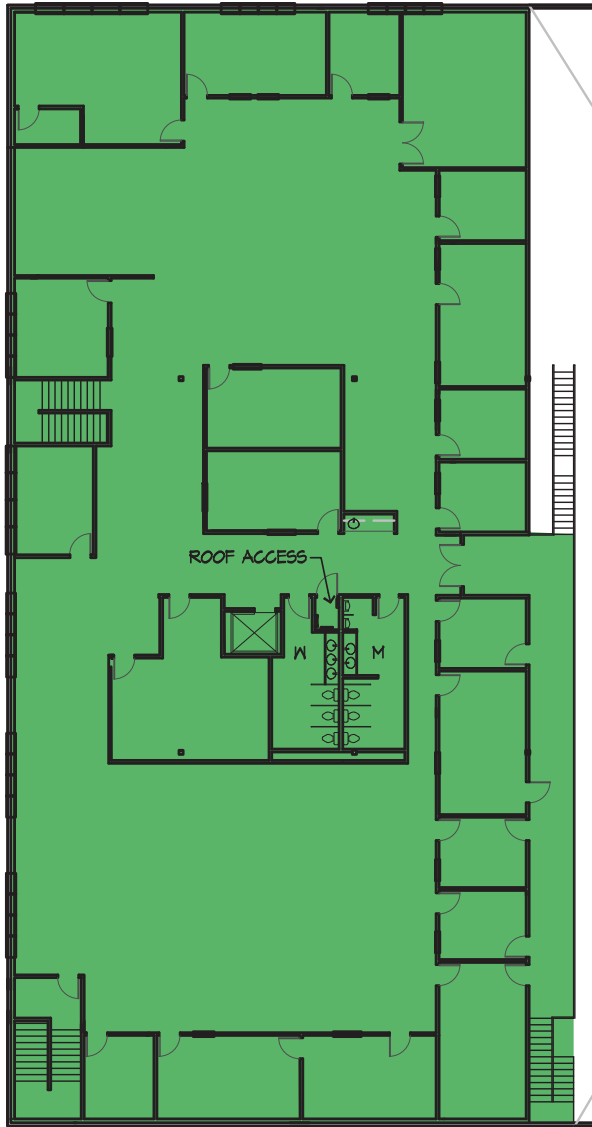
- Corporate Class A Building
- Located in Prestigious Harbour Pointe
- Yard Area or Excess Parking
- 24' Ceiling Height | T-5 Lighting
- Grade-Level & Dock-High Loading
- Multi-Tenant Possible
- Up to 11,991 SF Convertible to Lab & Life Sciences

*based on 10% down, 5% interest and 30-year amortization



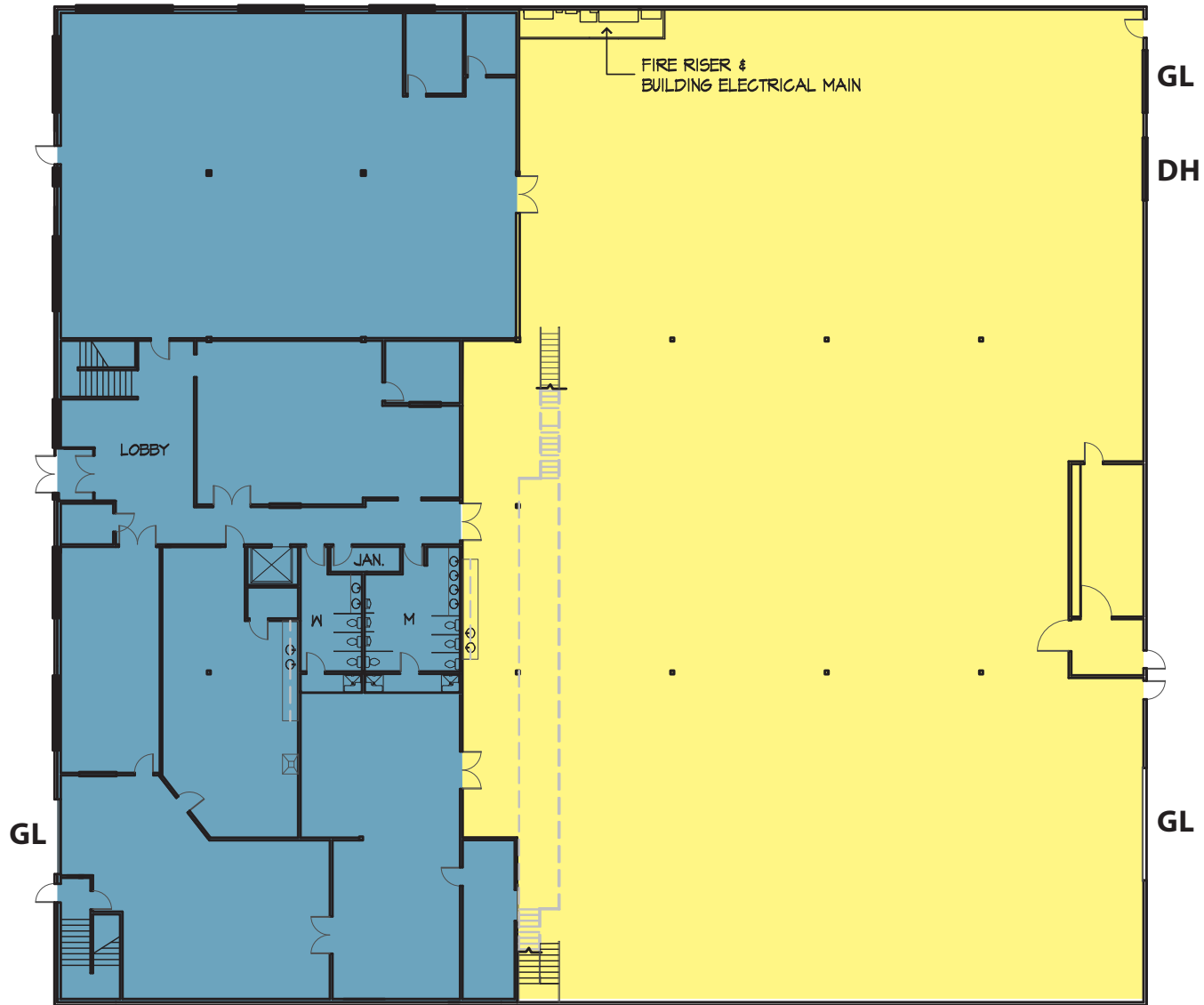
FLOOR PLANS

Second Floor Corporate Office
12,309 SF



Office: 12,309 SF

First Floor Tech/Assembly & Warehouse
27,691 SF



Tech/Assembly: 11,991 SF

Warehouse: 15,700 SF

PROPERTY DETAIL



YEAR BUILT:
1987

INTERNET:
Comcast

EXTERIOR:
Concrete Tilt Up - Slab on Grade

ZONING:
IP - Industrial Park

ROOF:
Multi-Layer Built Up

PARCEL:
00715100003600 1.96 Acres (±85,204 SF)

PARKING:
2.9 Stalls per 1,000 SF
**50 more stalls than required by code

ELECTRICAL:
2,000 amps of 480/277v
625 amps of 120/208v

LOCATION MAP

