





With You Every Square Foot of the Way.





For Lease: 2,780 +/- SF Lease Rate: \$1.10/SF/Mo NNN

- New Modern Construction Built in 2016
  - » Building B-Suite 3: 2,780 +/- SF
  - » Available 01/01/2023
- Excellent visibility & access to Highway 97 north and south bound
- Zoning: M1-Light Industrial
- Est CAMs at \$0.22/SF/Mo

## Brian Fratzke, CCIM, Principal

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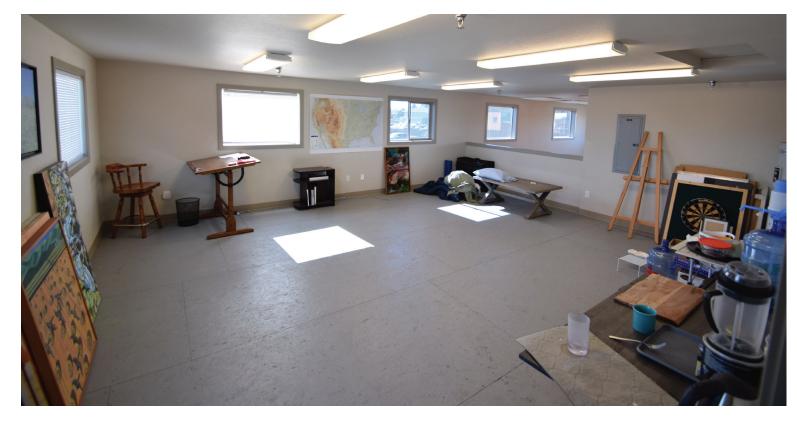
## Ryan Cook, Broker

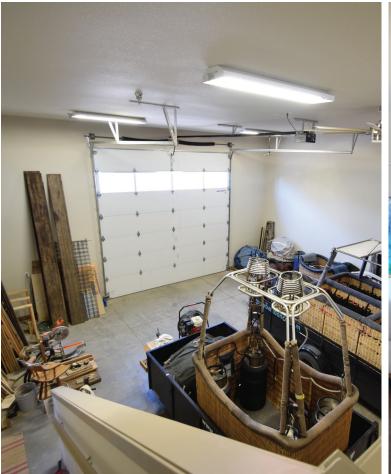
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FOR LEASE INDUSTRIAL FLEXSPACE







## **AVAILABLE SUITE - BUILDING B SUITE 3:**

• Full HVAC in office • 1 ADA restoom • 14' roll up door • Available 01/01/23



