

For Sublease

1186 Cliff Road E.
6,736 SF Available

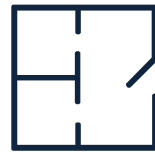




Warehouse For Sublease

1186 Cliff Rd E. is a 6,736 SF Warehouse for Sublease. Located just south of the cities and less than 10 miles from the airport and other amenities.

Building Information



Size

Office: 1,031 SF
Warehouse: 5,705 SF
Total: 6,736 SF



Lease Rate

\$7.50 /SF NNN



CAM/Tax (2023)

\$3.95 PSF



Parking

233 Stalls
(2.8/1,000 SF)



Loading

One (1) Drive-in Door 14'h x 12' w
Two (2) Dock Doors



Clear Height

24'



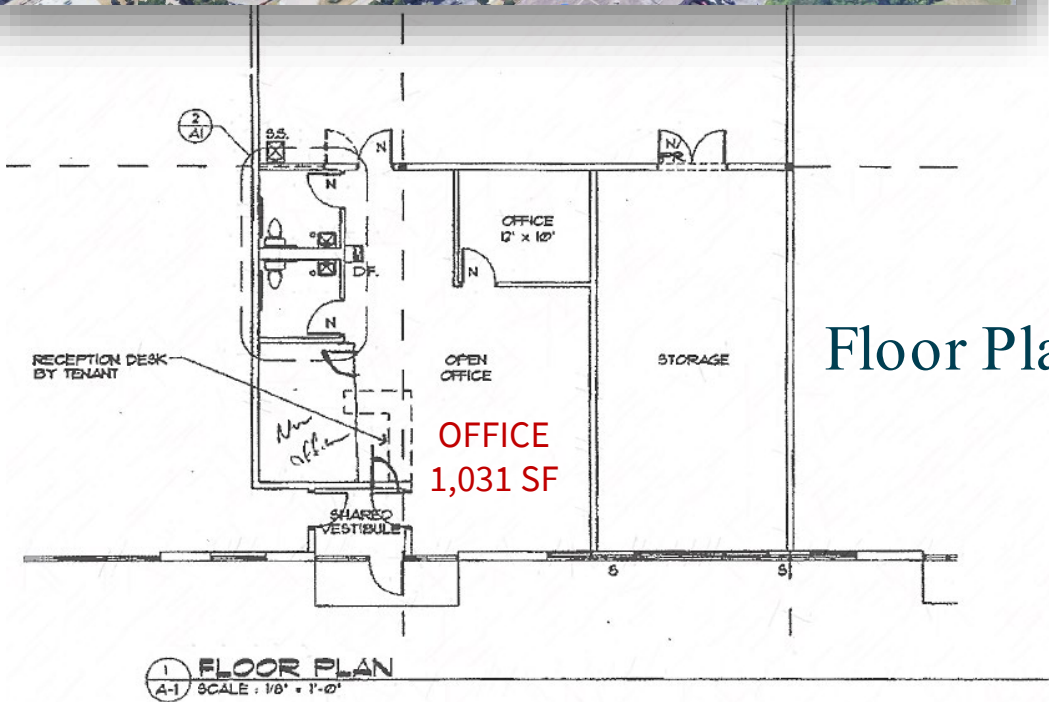
Column Spacing

35' x 40'

Property Features

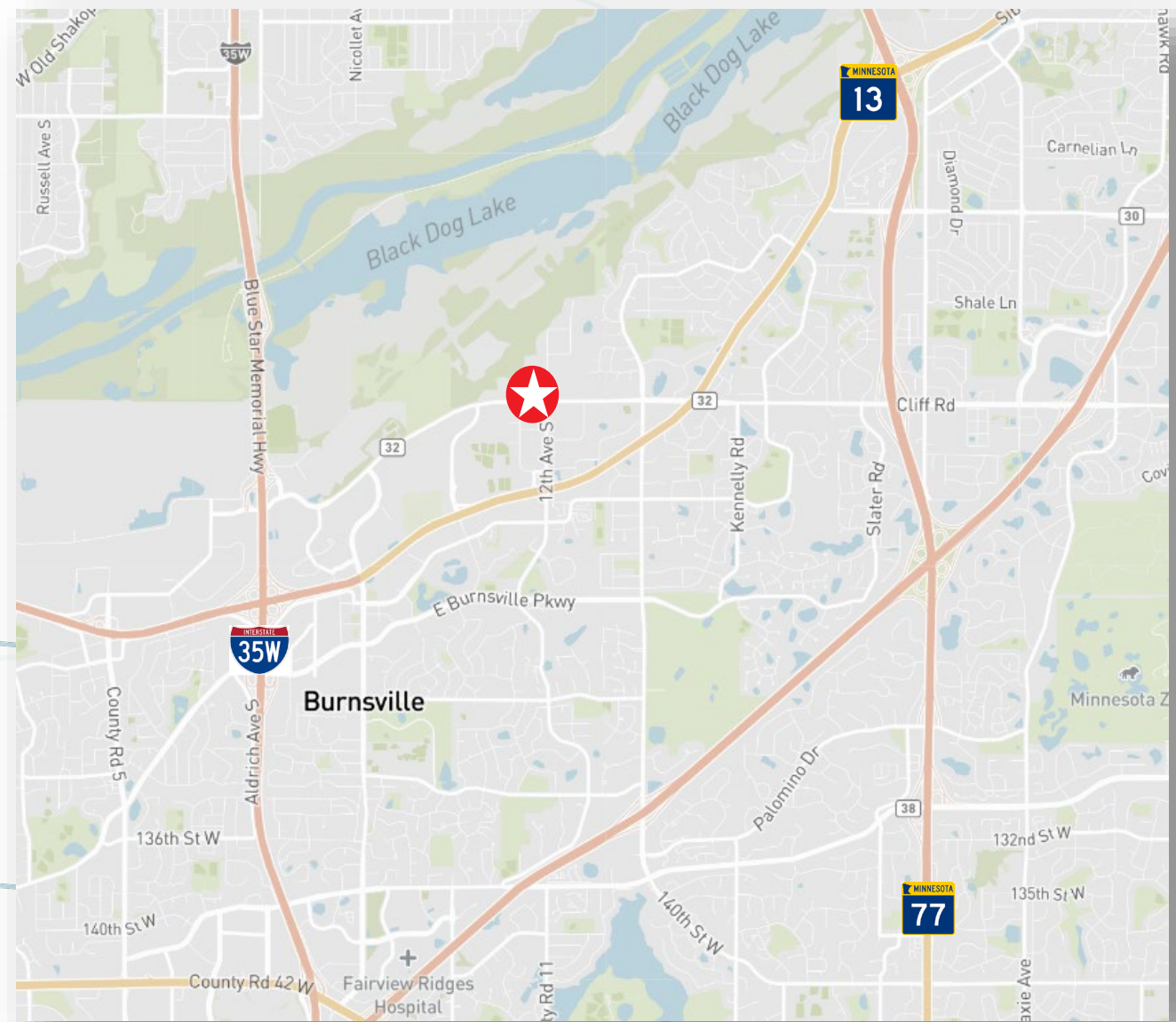
- Available Now, through June 2026.
- Year Built: 1997
- 1.7 Miles to Metro Transit
- Attractive Ribbon Glass
- Dock and Drive-in Loading
- Great visibility to heavily traveled Highway 13
- Excellent access to Highway 13, I-35 and Highway 77.
- Two private bathrooms and two private offices.

Site Aerial



Floor Plans





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