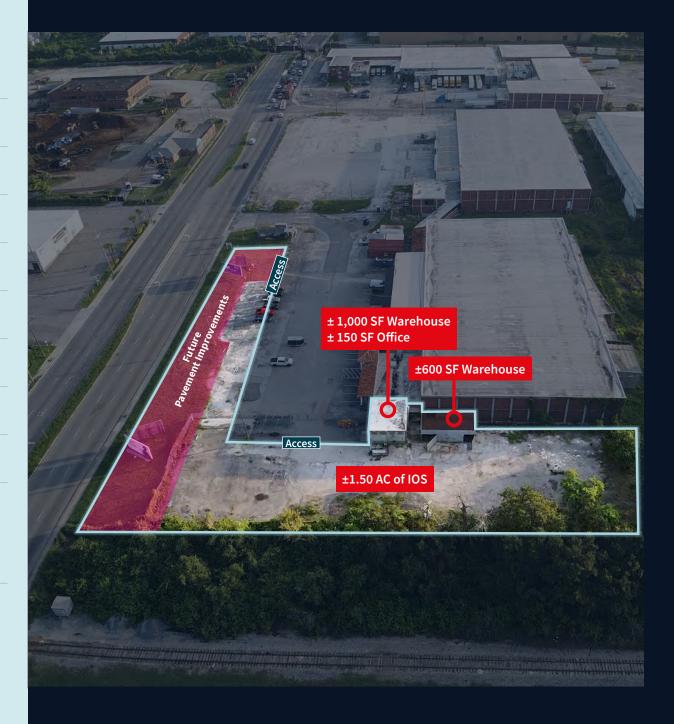


Highlights

Available October 1, 2025 Pricing \$10,000/mo. Gross Acres ±1.50 Warehouse SF ±1,600 total Office SF ±150 Zoning IH - Industrial Heavy Grade level doors Warehouse clear height - Full fenced, paved, and lit - Two (2) access points - Newly renovated office pod - Small warehouse - Bathroom in warehouse - Prime visibility on 50th St		
Acres ± 1.50 Warehouse SF ± 1,600 total Office SF ± 150 Zoning IH - Industrial Heavy Grade level doors Warehouse clear height - Full fenced, paved, and lit - Two (2) access points - Newly renovated office pod - Small warehouse - Bathroom in warehouse	Available	October 1, 2025
Warehouse SF ± 1,600 total Office SF ± 150 Zoning IH - Industrial Heavy Grade level doors Warehouse clear height - Full fenced, paved, and lit - Two (2) access points - Newly renovated office pod - Small warehouse - Bathroom in warehouse	Pricing	\$10,000/mo. Gross
Office SF ± 150 Zoning IH - Industrial Heavy Grade level doors One (1) Warehouse clear height 18' - Full fenced, paved, and lit - Two (2) access points - Newly renovated office pod - Small warehouse - Bathroom in warehouse	Acres	± 1.50
Zoning IH - Industrial Heavy Grade level doors One (1) Warehouse clear height - Full fenced, paved, and lit - Two (2) access points - Newly renovated office pod - Small warehouse - Bathroom in warehouse	Warehouse SF	± 1,600 total
Grade level doors Warehouse clear height - Full fenced, paved, and lit - Two (2) access points - Newly renovated office pod - Small warehouse - Bathroom in warehouse	Office SF	± 150
Marehouse clear height - Full fenced, paved, and lit - Two (2) access points - Newly renovated office pod - Small warehouse - Bathroom in warehouse	Zoning	IH - Industrial Heavy
height - Full fenced, paved, and lit - Two (2) access points - Newly renovated office pod - Small warehouse - Bathroom in warehouse		One (1)
- Two (2) access points - Newly renovated office pod - Small warehouse - Bathroom in warehouse		18'
Time visibility on sour se	Site features	Two (2) access pointsNewly renovated office podSmall warehouse



Photos



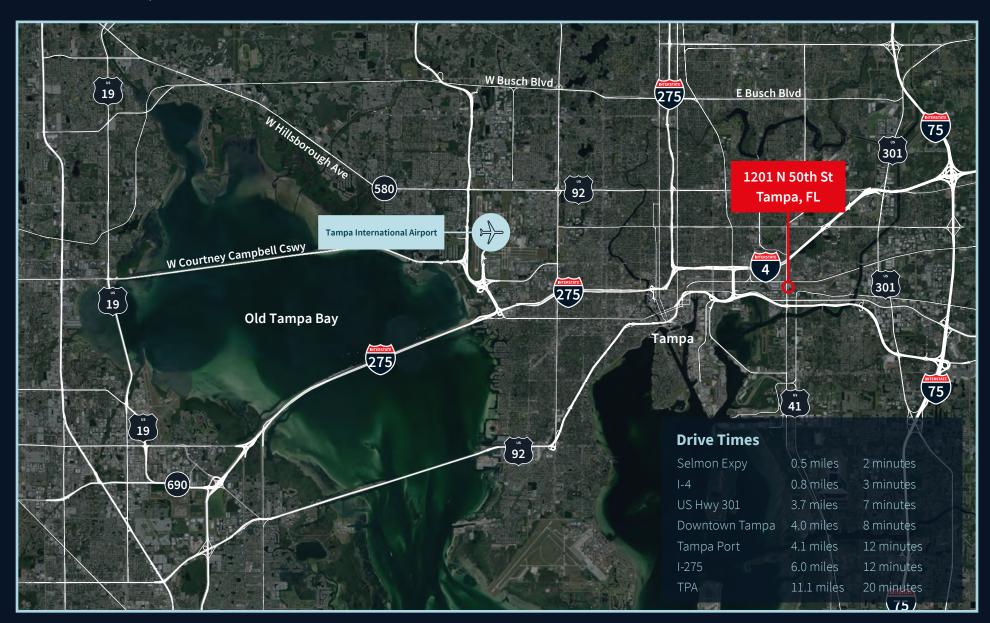






©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Access Map





Contact:

Harrison Pithers

Associate +1 813 610 0239 harrison.pithers@jll.com Pete Cecora, SIOR

Executive Managing Director

+1 813 387 1297

peter.cecora@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.