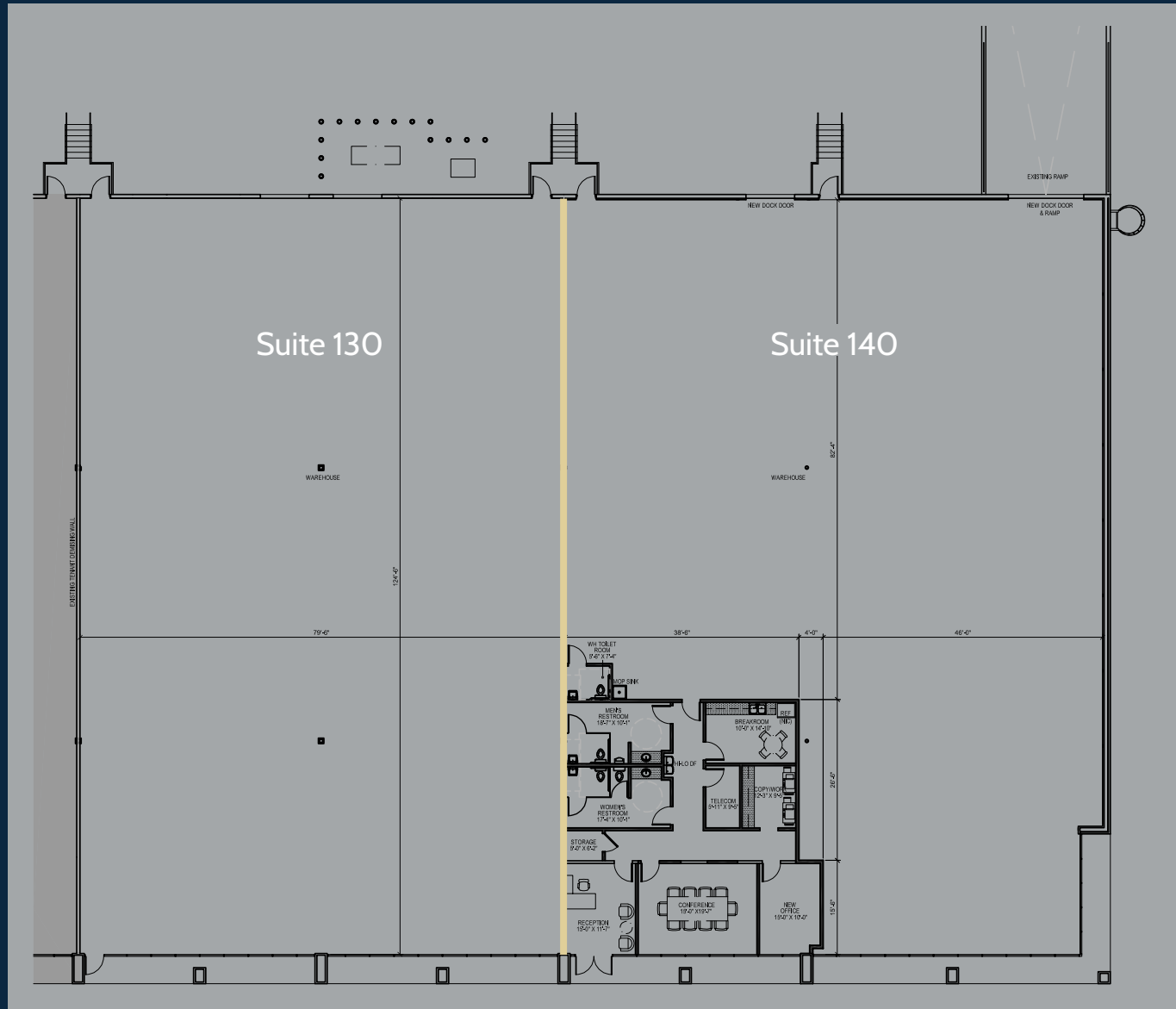


2345 Commerce Point Dr.

Suite 130 - 140
22,100 SF

Spec Office Overlay



Space Highlights

- Total Size: 22,100 SF
- Office SF: 1,678 SF
- Warehouse SF: 20,422 SF
- Clear Height: 24'
- Loading: 3 dock-high, 1 ramp
- Available: July/August 2025
- Full HVAC in warehouse
- Power: 3-Phase
- Landlord has proactively permitted and approved spec office in Suite 140

Option 1

Suite 130 - 140
Full 22,100 SF

Option 2

Suite 130
±11,050 SF

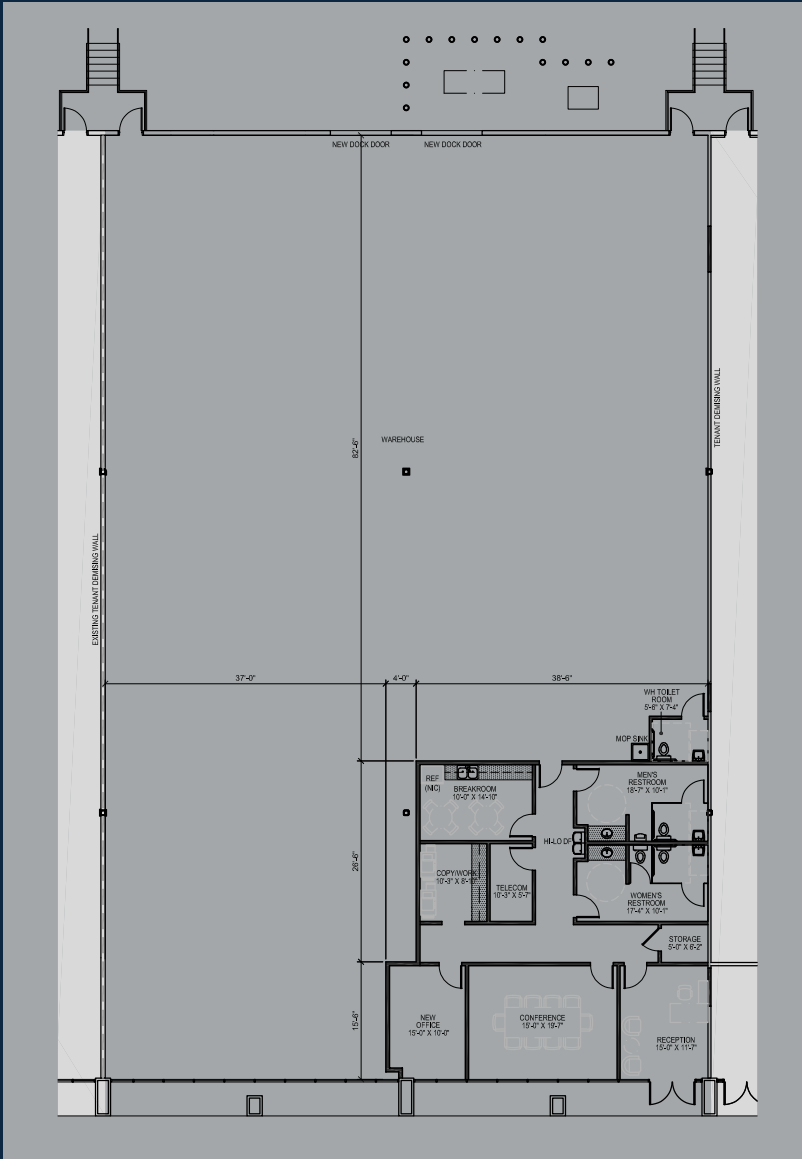
Option 3

Suite 140
±11,050 SF

2345 Commerce Point Dr.

Suite 130 ±11,050 SF

Spec Office Under Construction

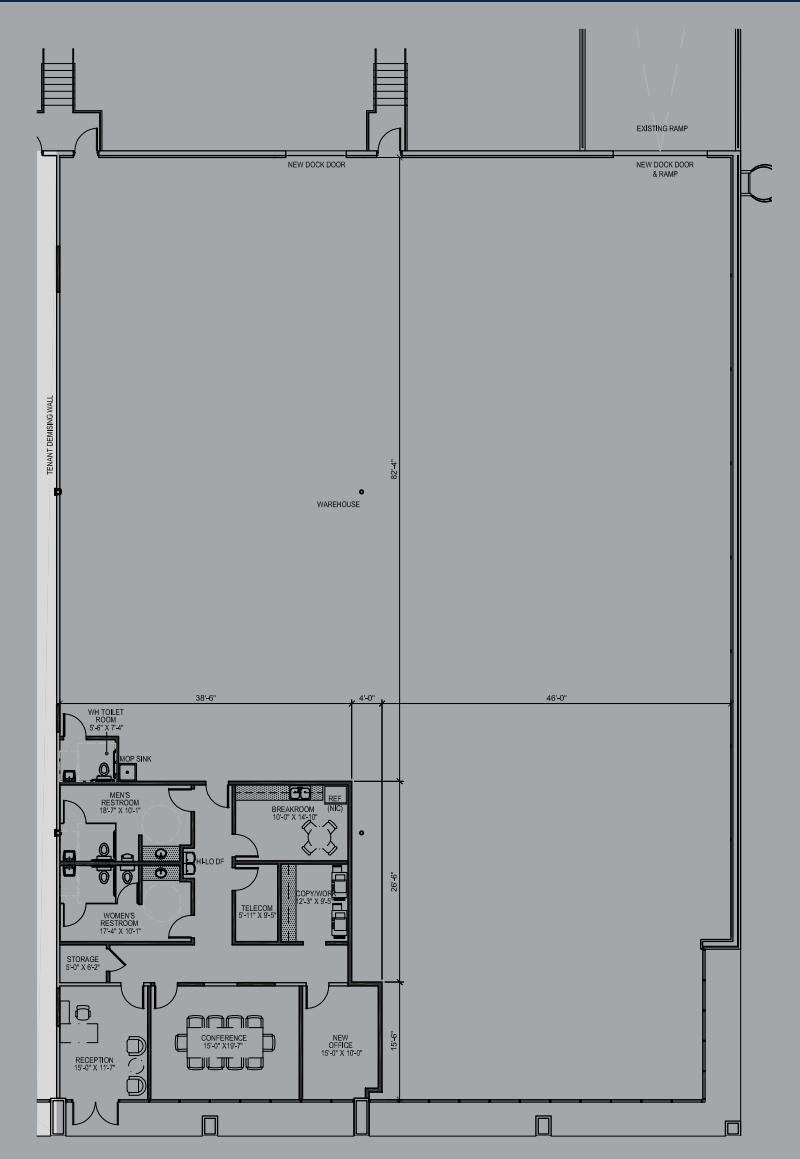


Space Highlights

- Total Size: ±11,050 SF
- Office Size: 1,678 SF
- Warehouse Size: 9,372 SF
- Clear Height: 24'
- Loading: 2 dock-high
- Full HVAC in warehouse
- Power: 3-Phase
- Available: August/September 2025
- Landlord actively building out speculative office for the next tenant

Suite 140 ±11,050 SF

Spec Office Under Construction



Space Highlights

- Total Size: ±11,050 SF
- Office Size: 1,678 SF
- Warehouse Size: 9,372 SF
- Clear Height: 24'
- Loading: 2 dock-high, 1 ramp
- Full HVAC in warehouse
- Power: 3-Phase
- Available: August/September 2025
- Landlord actively building out speculative office for the next tenant