



# For Sublease

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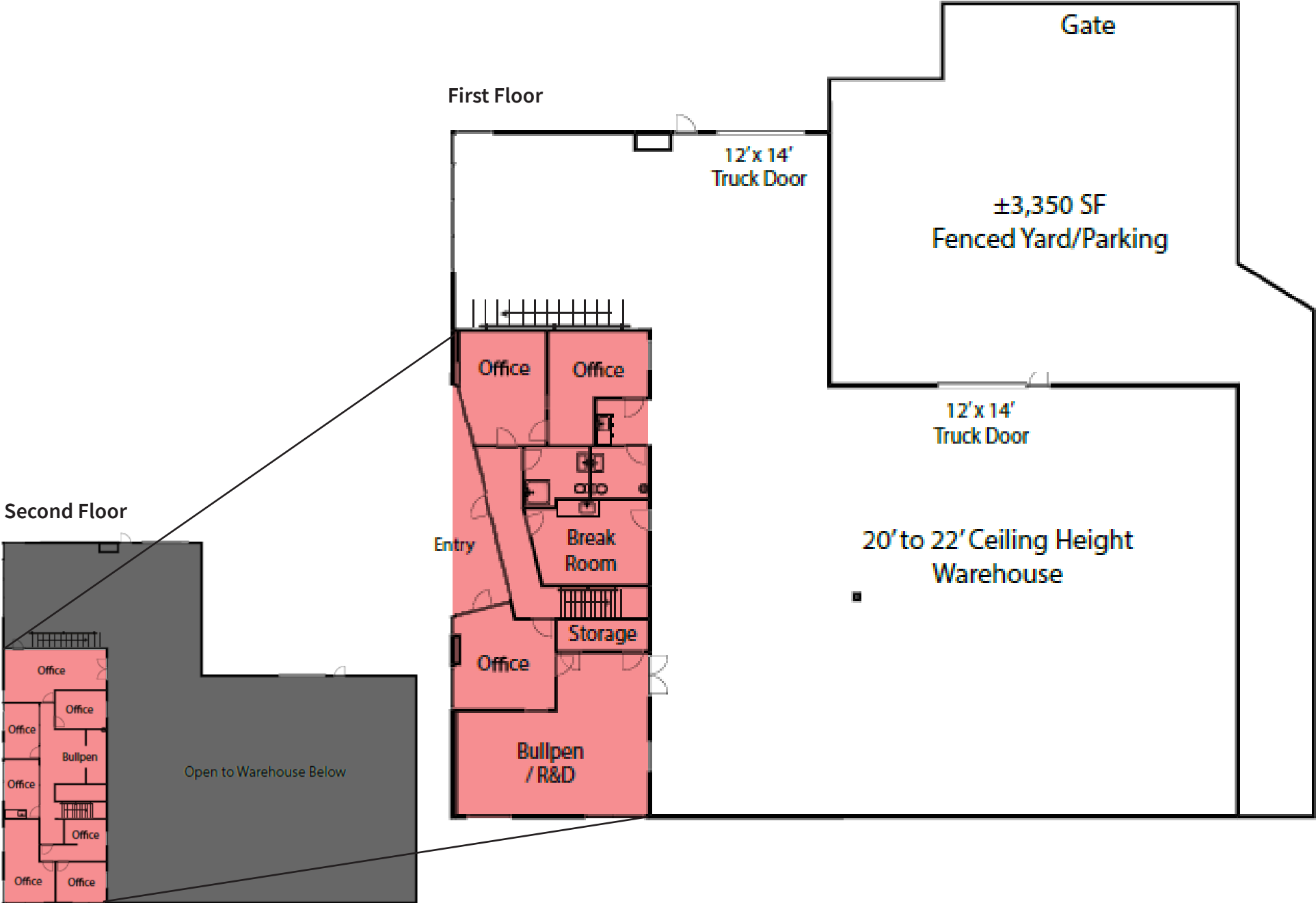


Jones Lang LaSalle Brokerage, Inc. RE license #01856260

## PROPERTY OVERVIEW

- 9,671 SF
- ~15% Office | ~85% Warehouse
- 1st Floor has 3 Private Offices, Breakroom, Storage, Restroom and R&D Area + Warehouse
- 2nd Floor has 7 Private Offices and Bullpen Area
- Warehouse is ~20-22' Clear Height
- 2 Grade Level Doors
- Fenced Yard / Parking Area ~3,350 SF
- ~600 amps of power (TENANT TO VERIFY)
- LED: November 2028

**Asking rate:** \$1.95/sf Gross



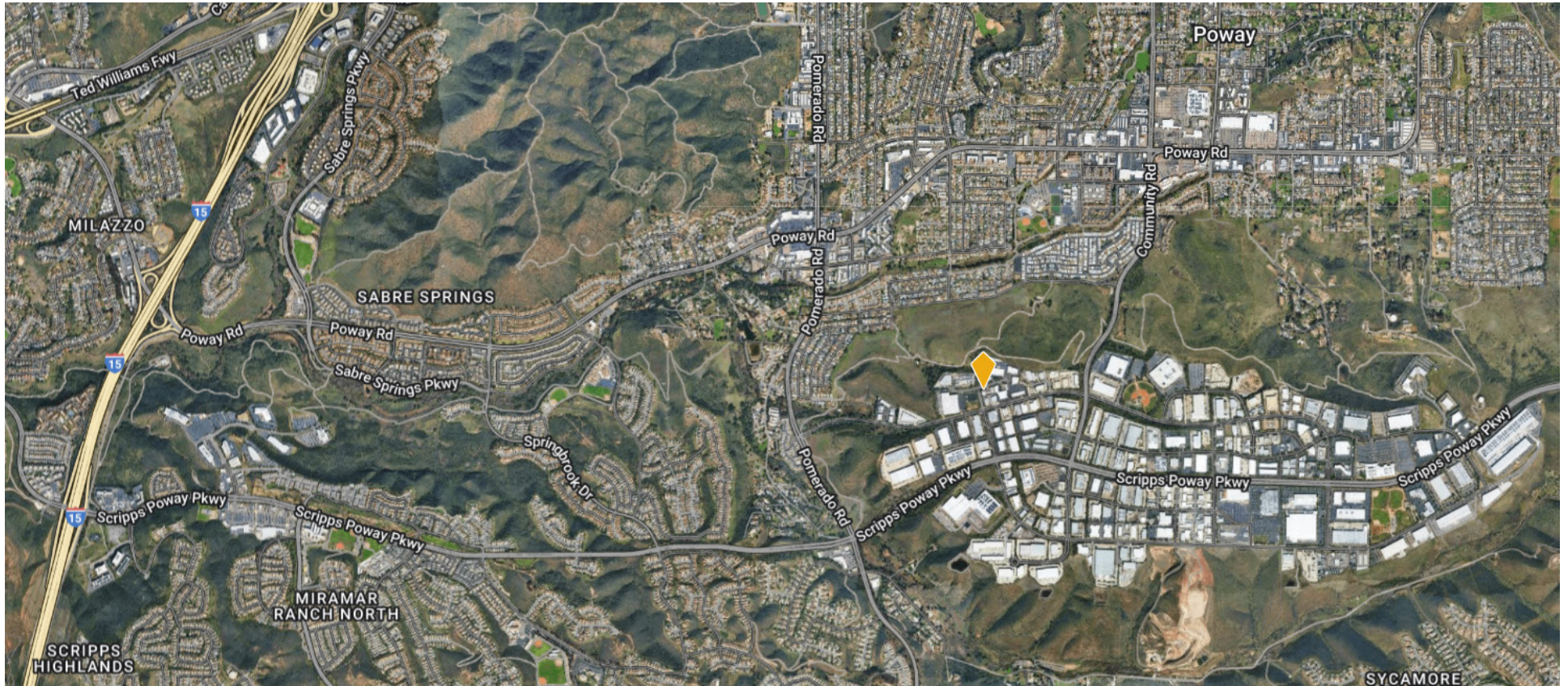












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