

LEASE OPTION 1: AS-IS

Suitable for parking and outside storage uses.

Self storage units can be removed upon occupancy

Fully graveled and partially paved

Office space with restrooms available

Fully fenced with razor wire

Security camera systems in place

Lighting throughout site

Up to 172 trailer stalls available per plan

MUD - Mixed Use District Zoning → ZONING CODE → ZONING MAP

6.23AC \$0.23

AVAILABLE

NNN, LEASE RATE (SF/MO)



LEASE OPTION 2: SHOP BUILDING WITH YARD

Landlord will design and build a building with drive in capability and service bays and accompanying office space, per mutually agreed upon specifications.

10,780 SF building

BTS office

8 oversized grade doors

Sufficient power

Fenced/secured

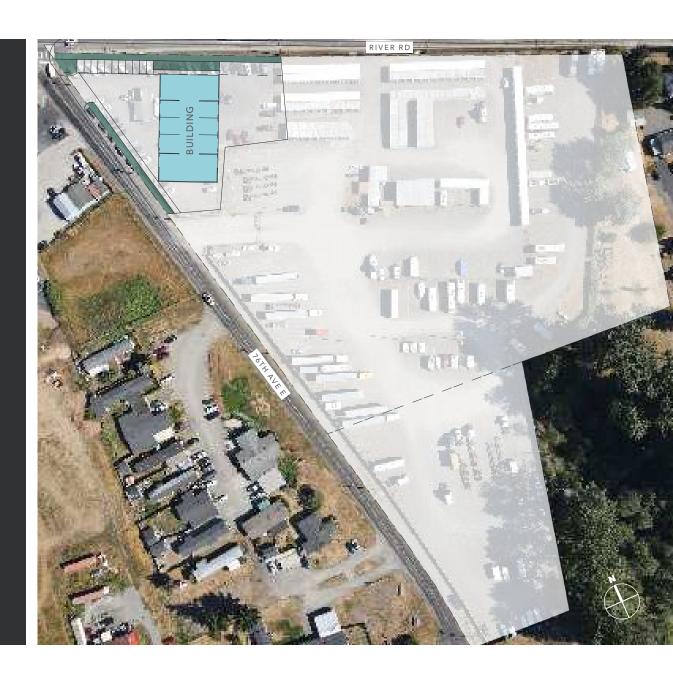
Lit

Security system in place

7.33AC

\$0.32

NNN, LEASE RATE (SF/MO)



AVAILABLE FOR LEASE

KIDDER MATHEWS

LEASE OPTION 3: BUILT-TO-SUIT

Landlord will design and buildto-suit Class A facility to meet tenant specifications.

Landlord to consider normal concrete tilt OR specialty design buildings

138,886 SF available

14 dock-high doors

2 grade-level doors

135' truck court

30' min. clear heights

BTS office: $\pm 3,000$ SF plus $\pm 3,000$ SF mezz.

Fully fenced & secured

158 car parks

7.33AC

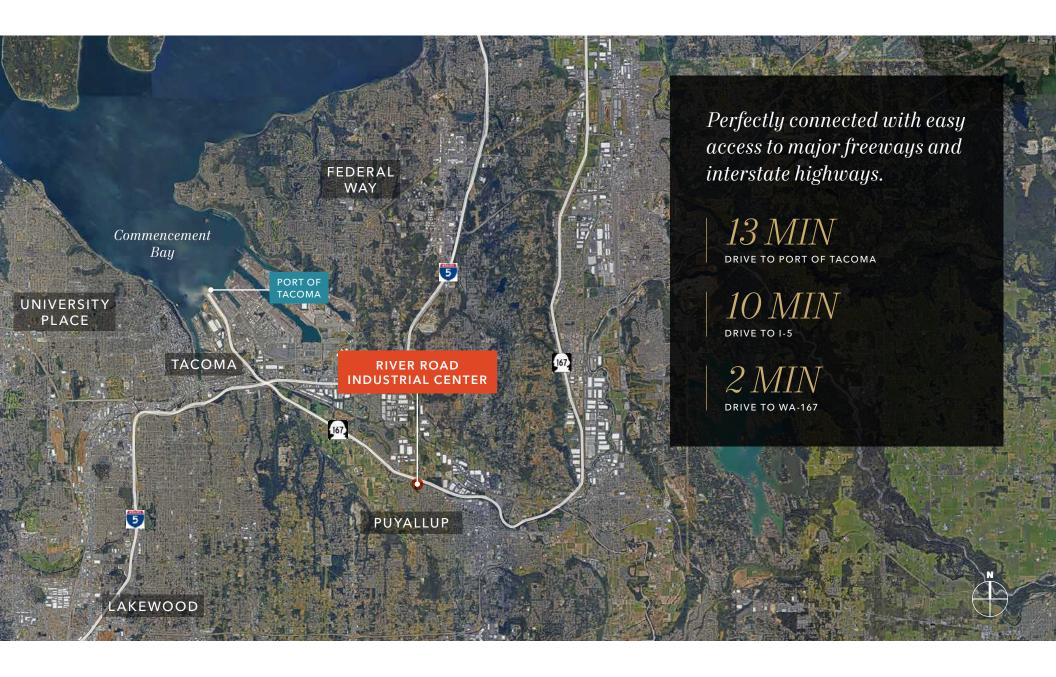
TBD

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