



FOR LEASE



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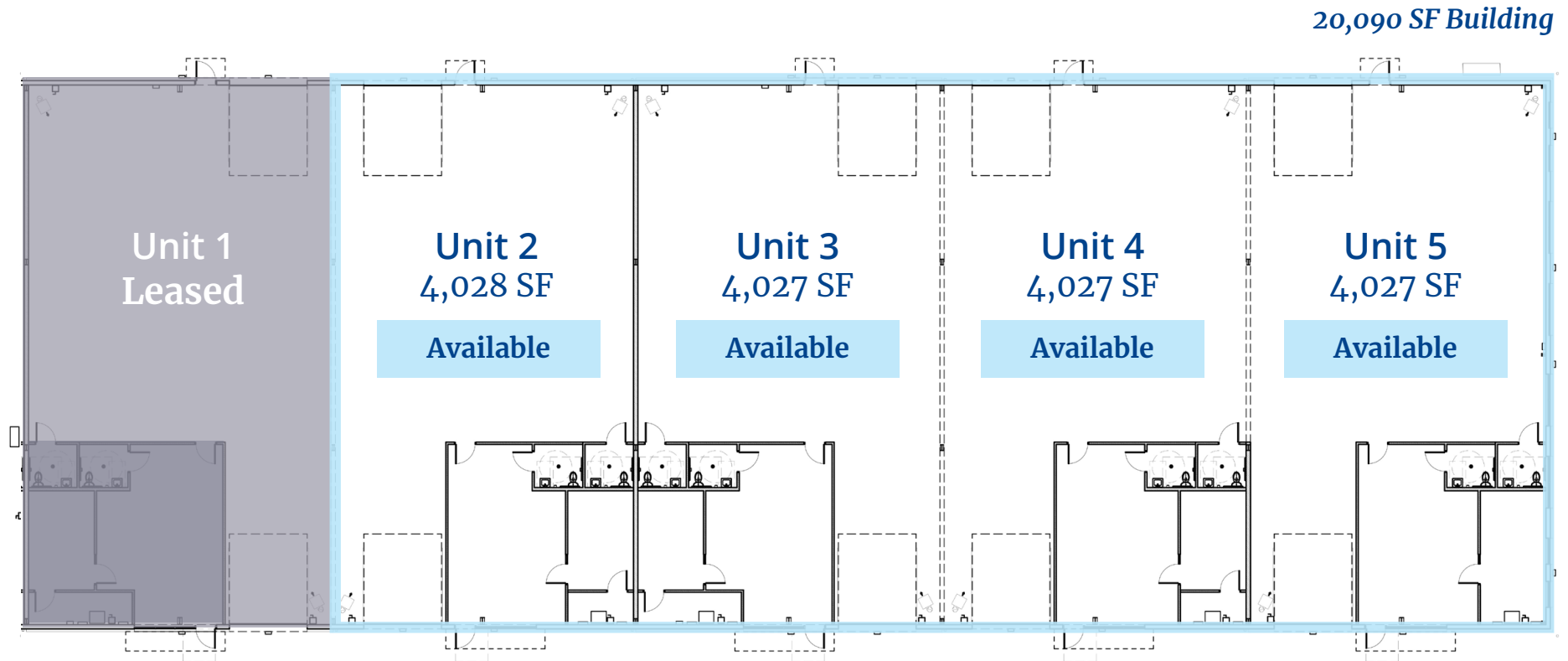
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Property Overview

Property Type	Industrial/Flex	Grade Level Drive-In Doors	8 doors (12'x14')
Space Available	4,027-12,082 SF	Fire Suppression	Yes
Year Built	2025	Parking	3.65 Stalls per 1,000 SF
Zoning	I-L - Light Industrial	Power	480 V 3-Phase
Clear Height	20'	Lease Rate	\$1.48 PSF NNN
Available Yard/ Outdoor Storage	10 Designated Stalls 2.86 Acres BTS to the North	NNN	\$0.25 PSF

Floor Plans



Key Highlights

- Drive through warehouse loading doors
- Central location with quick access to I-84 (Eagle Road Interchange)
- Brand new construction
- Drive around capability
- 200 Amps of 480V 3 Phase Power in each suite (potential for more)
- Outdoor storage/yard available
- Unit 2 & 3 Buildout Under Construction: Completion, March 2026

Site

Outdoor Storage
(10 Stalls)

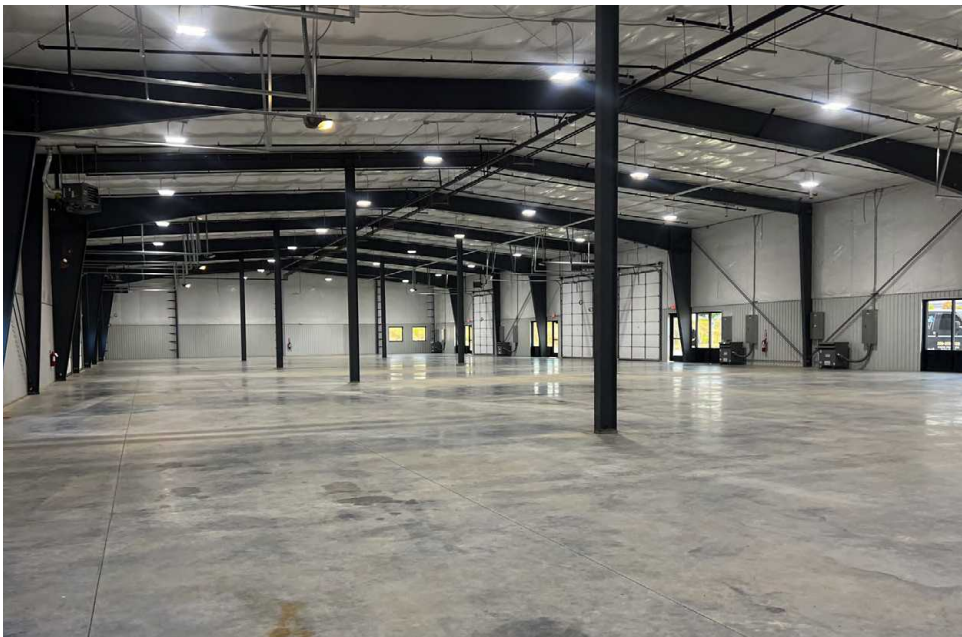
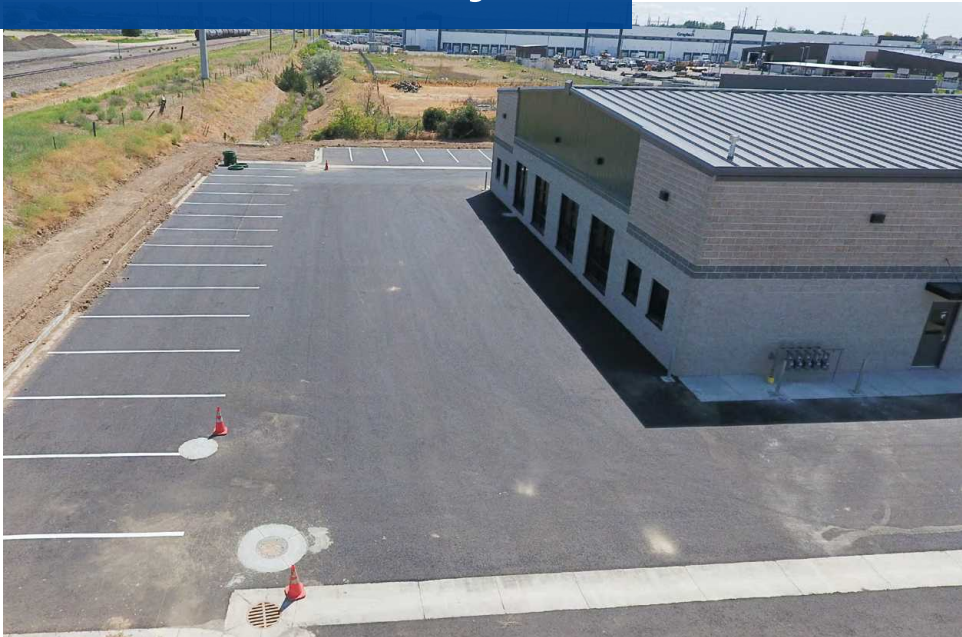
\$25/Stall Per Month

Build-to-Suit
(2.86 acres)

TBD/Month



Photo Gallery



Location



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