FOR LEASE

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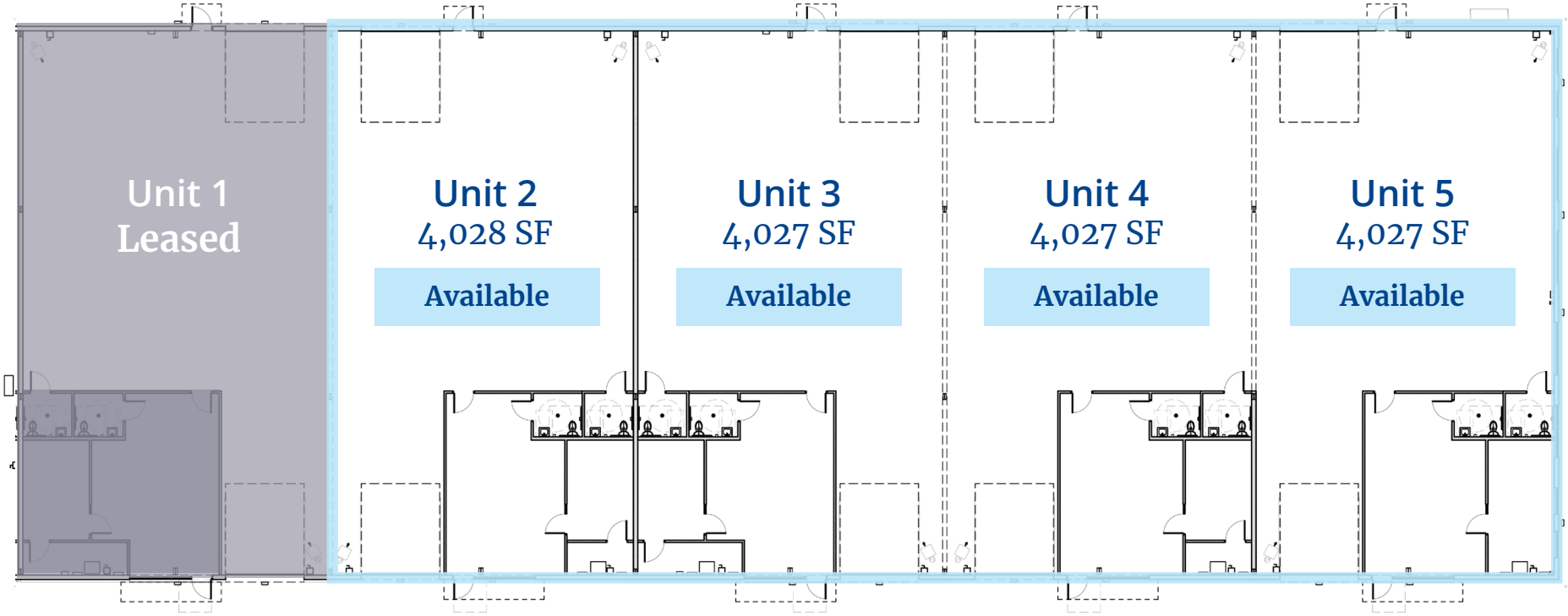
Property Overview

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

Floor Plans

20,090 SF Building



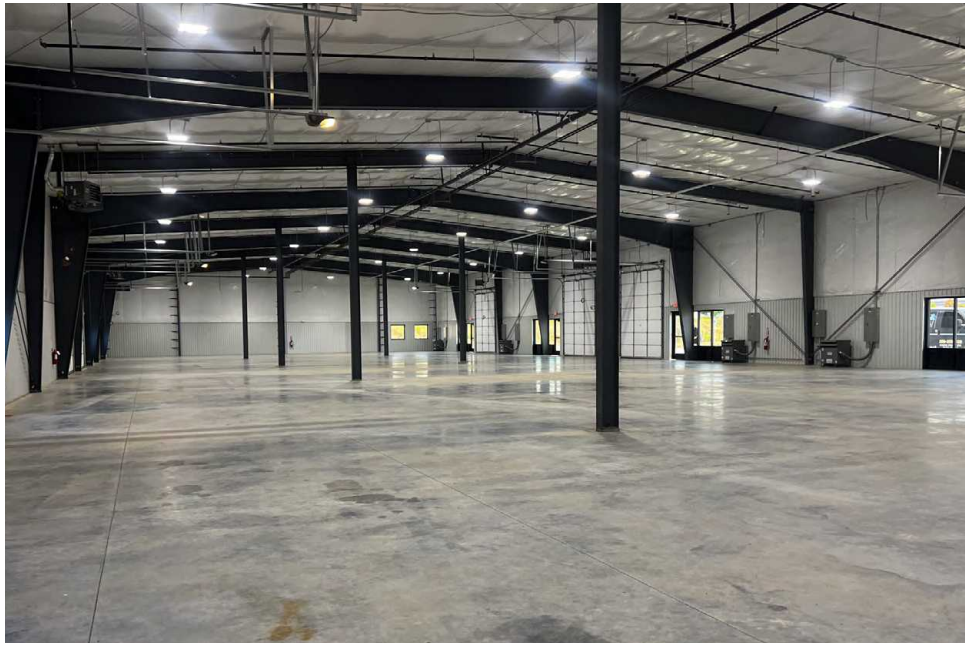
Key Highlights

- 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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Google Map

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