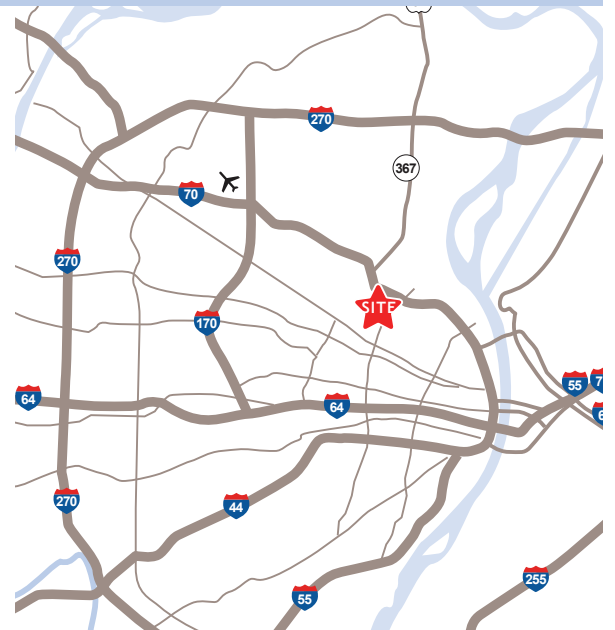




FOR LEASE
215,600 SF Warehouse

- 86,200 SF per Level
- All Level w/ Ramped Dock Access
- BTS Office Space
- Ten (10) Dock Doors
- One (1) Ramped Door
- 15' Clear Heights Ceilings
- Centrally Located Close to I-70
- Heavy Power
- Estimated 2026 OPEX: \$0.56/SF
- **LEASE RATE: \$1.75 - \$2.25/SF NNN**
- **SALE PRICE: \$4,900,000.00**



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