

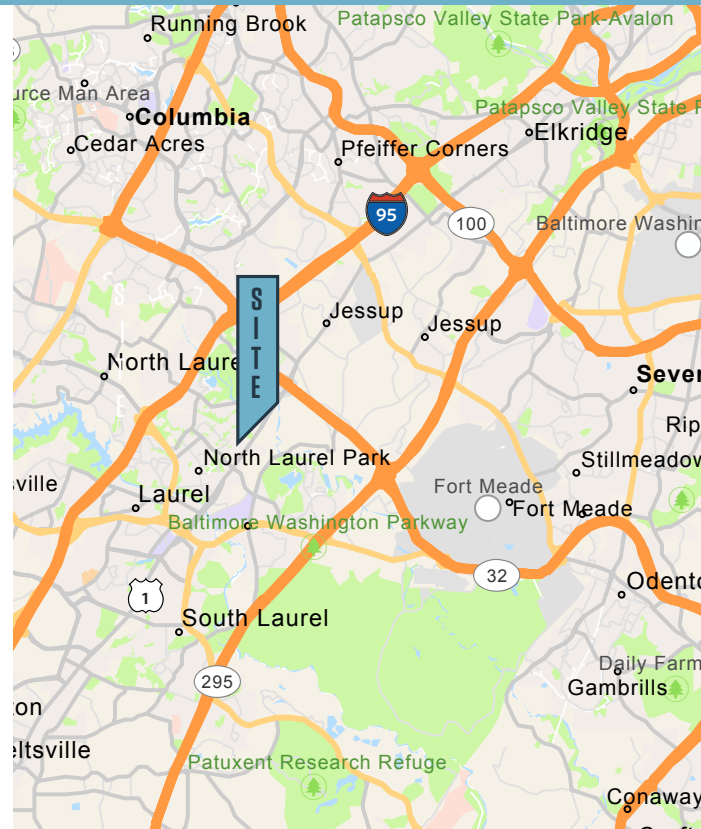


OFFICE/WHSE CONDOS FOR SALE

AVAILABLE

Highlights (PRG Space)

- **Units 13-16:** Approximately 29,520± square foot office/warehouse condominium available for sale
 - » **Units 13-14:** 20% office
 - » **Units 15-16:** 45% office
- **Ceilings:** 24' clear
- **Loading Docks:** Seven (7) 9'x10' in rear of building and one (1) 12' x 14' drive-in
- **Parking:** Customer & employee parking in front & rear
- **Storage:** Fenced-in storage allowed in rear of building
- **Sprinkler:** Wet system
- **Current Real Estate Tax:** \$13,705 per unit annually
- **Condo Fee:** \$518 per month per unit
- **Lighting:** Metal halide warehouse lighting
- **Power:** Heavy power
- **Mezzanine:** 1,500 SF of mezzanine storage
- **Sale Price:** 29,520 SF: \$4,428,000 / \$150 PSF or 14,760 SF (each half - two units): \$2,435,400 / \$165 PSF



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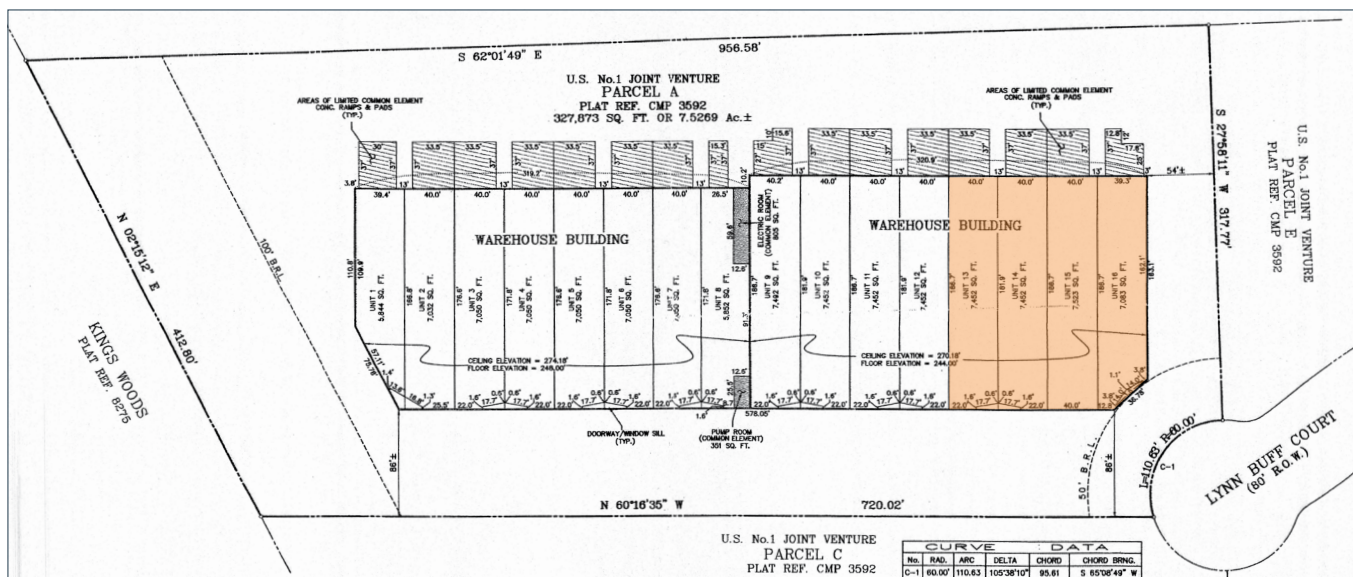
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AERIAL VIEW



CONDO PLAT

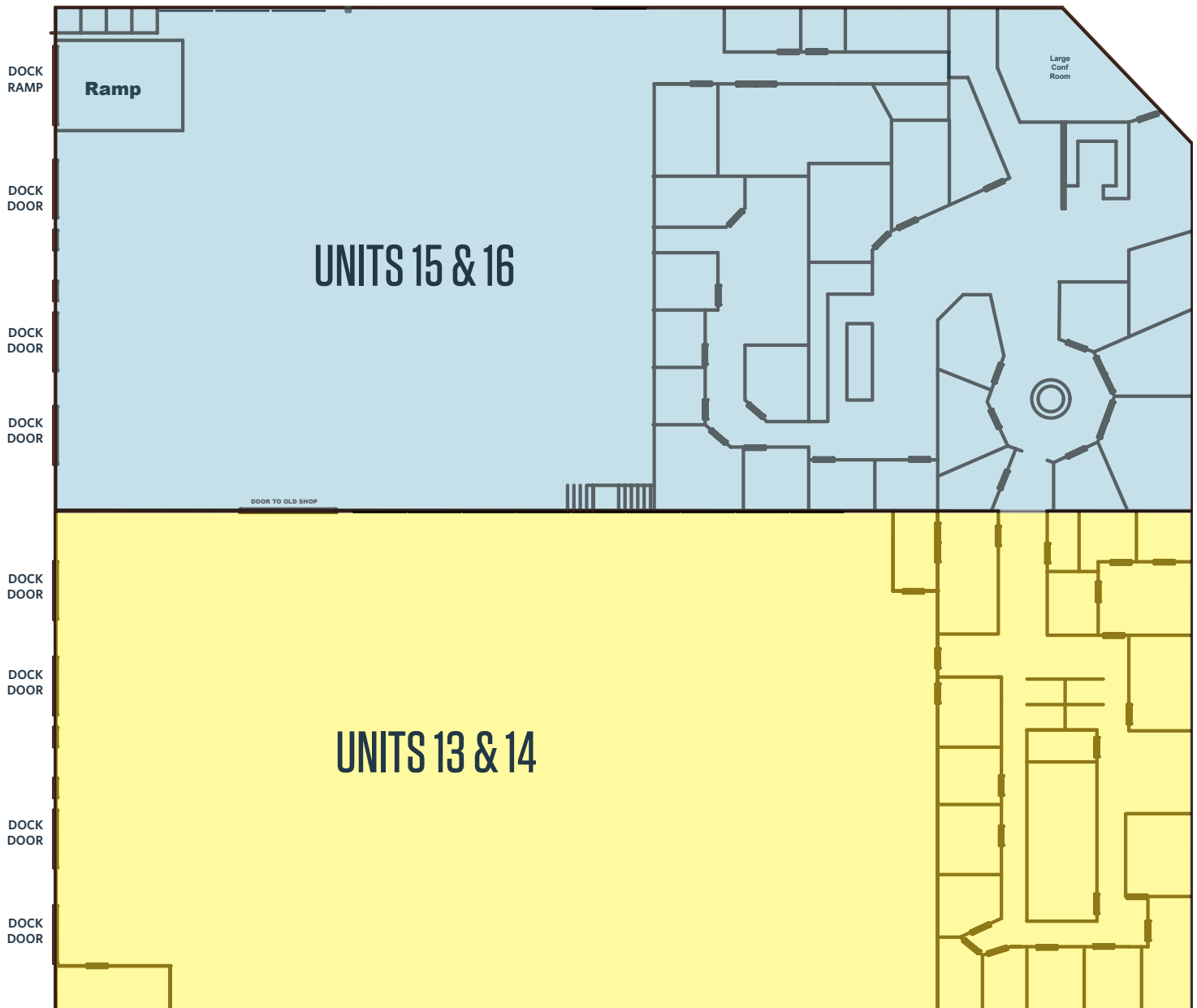


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FLOOR PLAN



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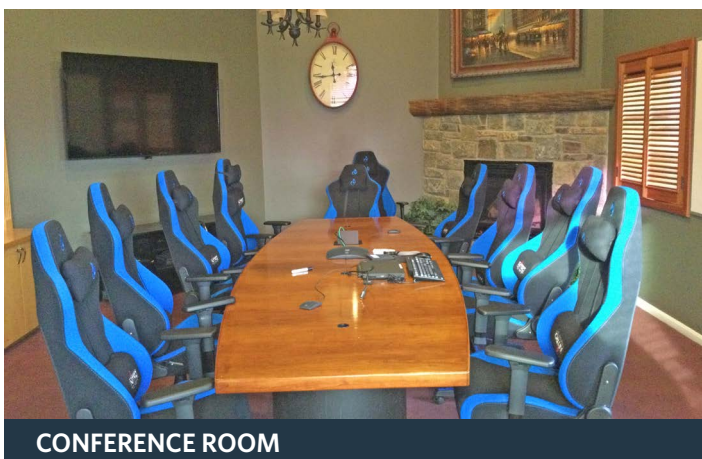
PHOTOS



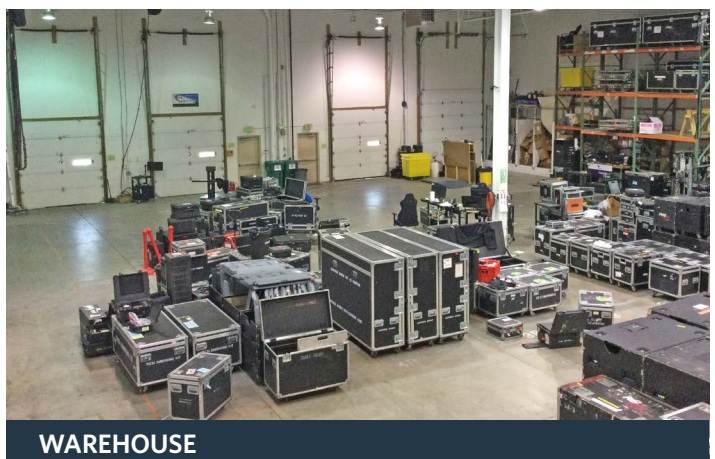
OFFICE RECEPTION AREA



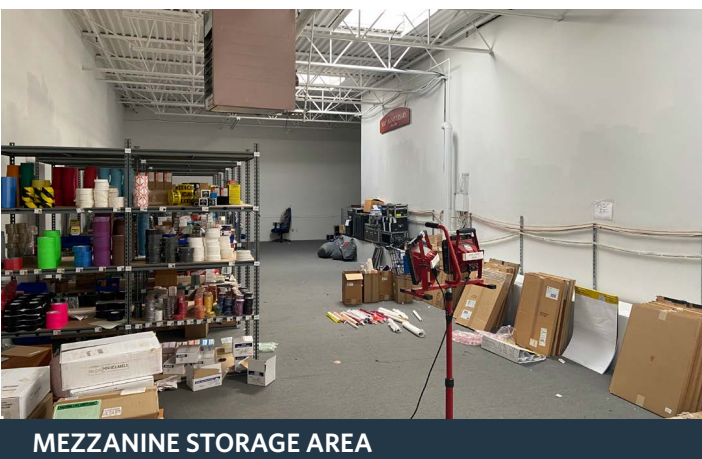
OFFICE KITCHEN



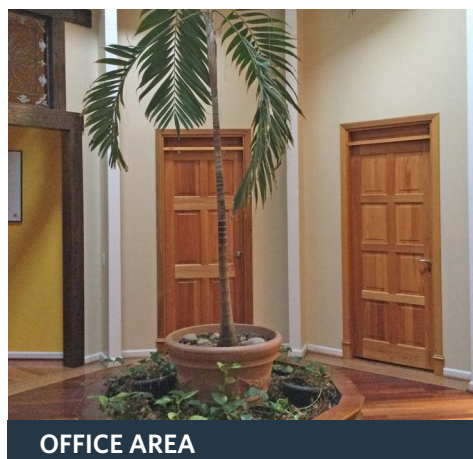
CONFERENCE ROOM



WAREHOUSE



MEZZANINE STORAGE AREA



OFFICE AREA

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