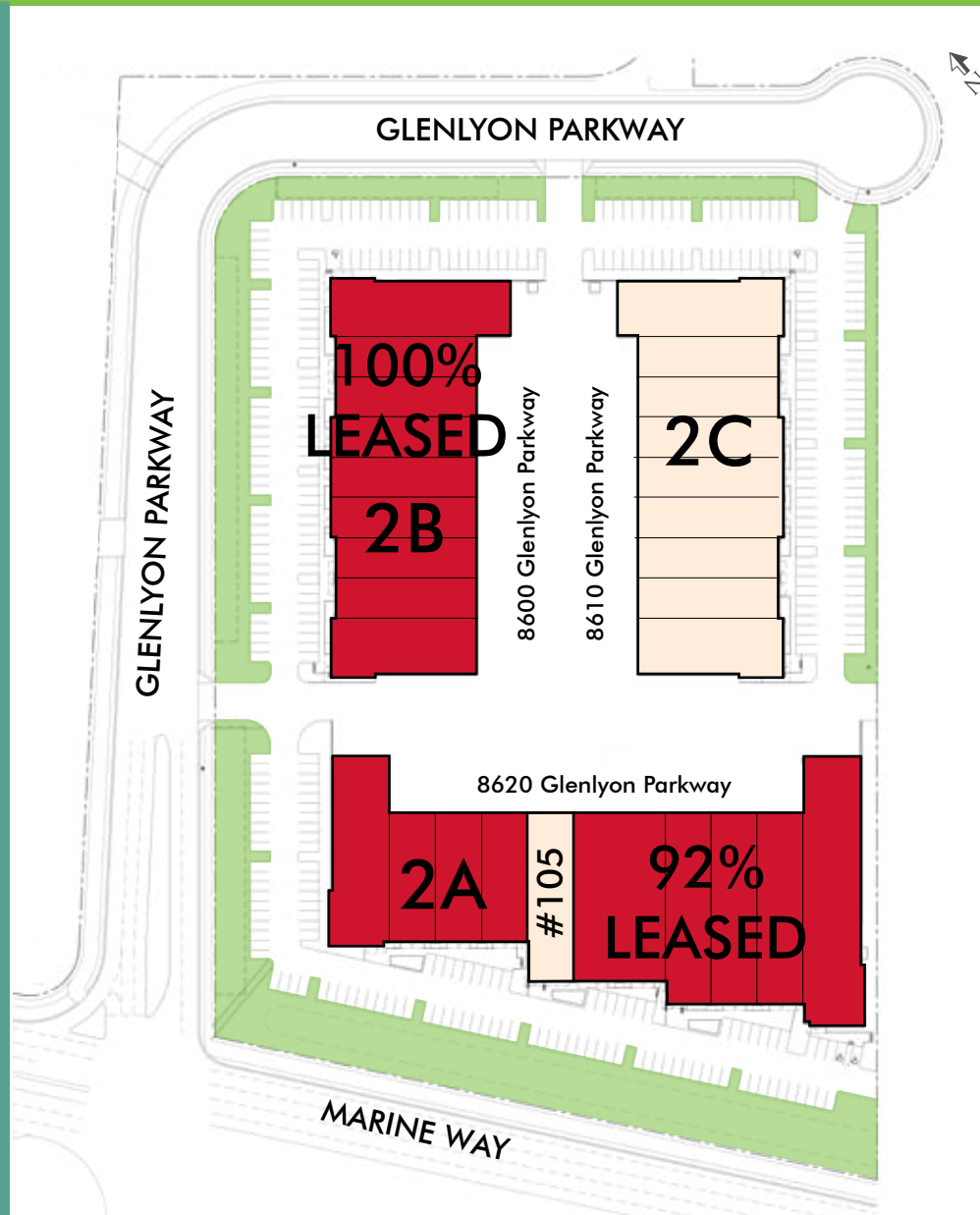


Phase One: 160,000 square feet of flex industrial / office space available

NOW LEASING

BUILDING FEATURES

- ESFR sprinklers
- ±24' clear ceiling heights
- dock loading with grade potential
- T-5 warehouse lighting
- extensive glazing
- Marine Way exposure
- Turnkey office packages available



BUILDING SIZES

- Building 2A - **92% LEASED**
- Building 2B - **100% LEASED**
- Building 2C - **43,903 SF plus 13,144 SF office**

OFFICE SPACE

Turnkey office packages available.

BAY SIZES

Starting at 4,323 SF

LEASE RATE (SHELL)

Competitive rates by proposal (contact Listing Agents)

TAXES & OPERATING COSTS

Estimated at \$3.68 per square foot, net

ZONING

CD
(Comprehensive District under the M2/M5 and B1 guidelines)

ROAD ACCESS

Marine Way and Glenlyon Parkway

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