

Unit 4:

2,155 SF

Lease Rate

\$17.00 / SF

NNN Rate

\$5.00 / SF

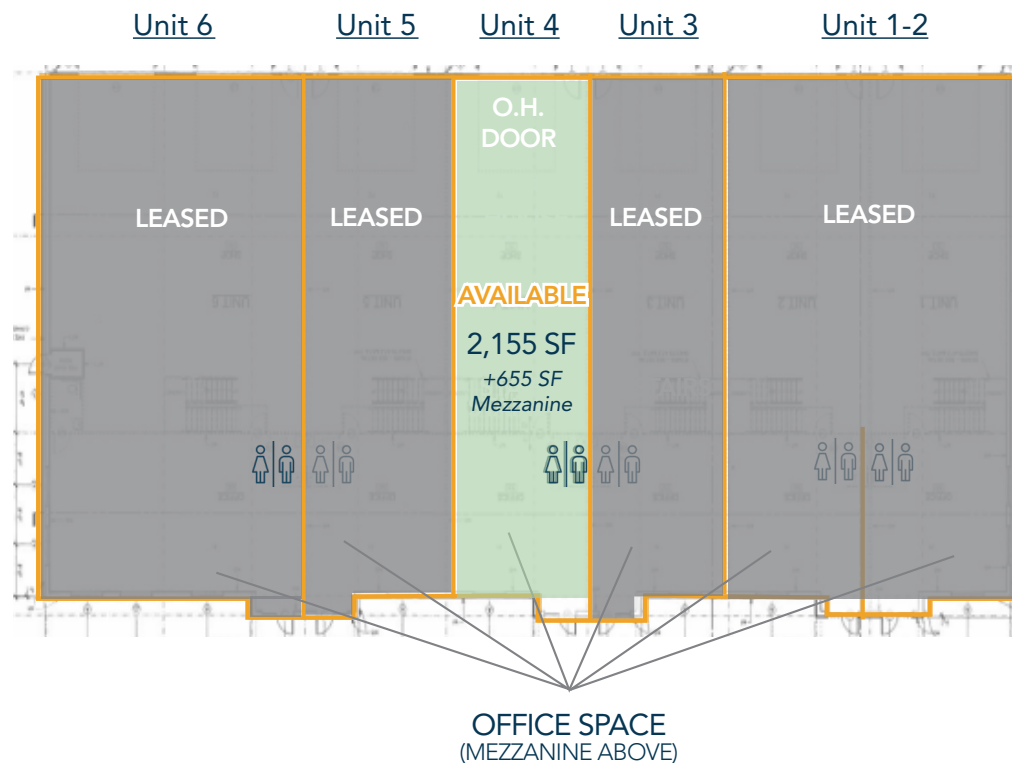
NEWLY BUILT FLEX UNIT FOR LEASE IN WINDSOR

- Finished - "warm vanilla shell"
- Fully sprinkled
- Highly visible illuminated sign on south end of building
- Monument signage available
- 20' clear height
- Power: 120-208 3-phase
- Total of (7) 14' overhead doors
- Zoning: LI (Limited Industrial)



FLOORPLAN / PROPERTY INFORMATION

- Finished - "warm vanilla shell"
- Fully sprinkled
- 20' clear height
- (7) 14' overhead doors
- Zoning: LI (Limited Industrial)
- Floor drains in warehouse
- Gas unit heaters
- 120-208 3-phase power
- 100 amp / unit (Unit 6: 200 amp)



ADDITIONS TO CORE AND SHELL

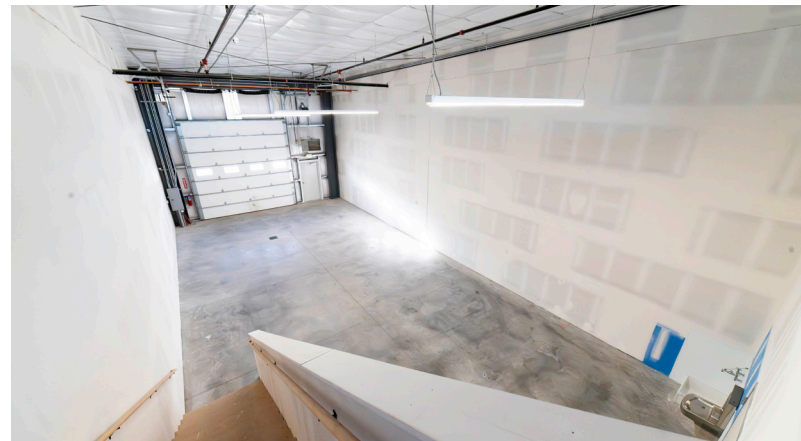
- Mezzanine pan decking and concrete floor
- Wood stairs, support walls and handrails
- 5" concrete floor
- Grid ceiling in first floor offices
- Man doors between offices and shops
- Plumbing for bathrooms, floor drains, and water heater
- Steel studs, drywall and insulation for partition walls, with level 4 drywall finish
- Bathroom framing, drywall, tile and fixtures
- Electrical outlets in walls, lights under mezzanine
- Fire sprinklers under mezzanine
- Exhaust fan and louver in each unit
- Furnacing, ducting, registers, venting for offices
- Electrical added to finished walls in offices, furnaces and condensing units

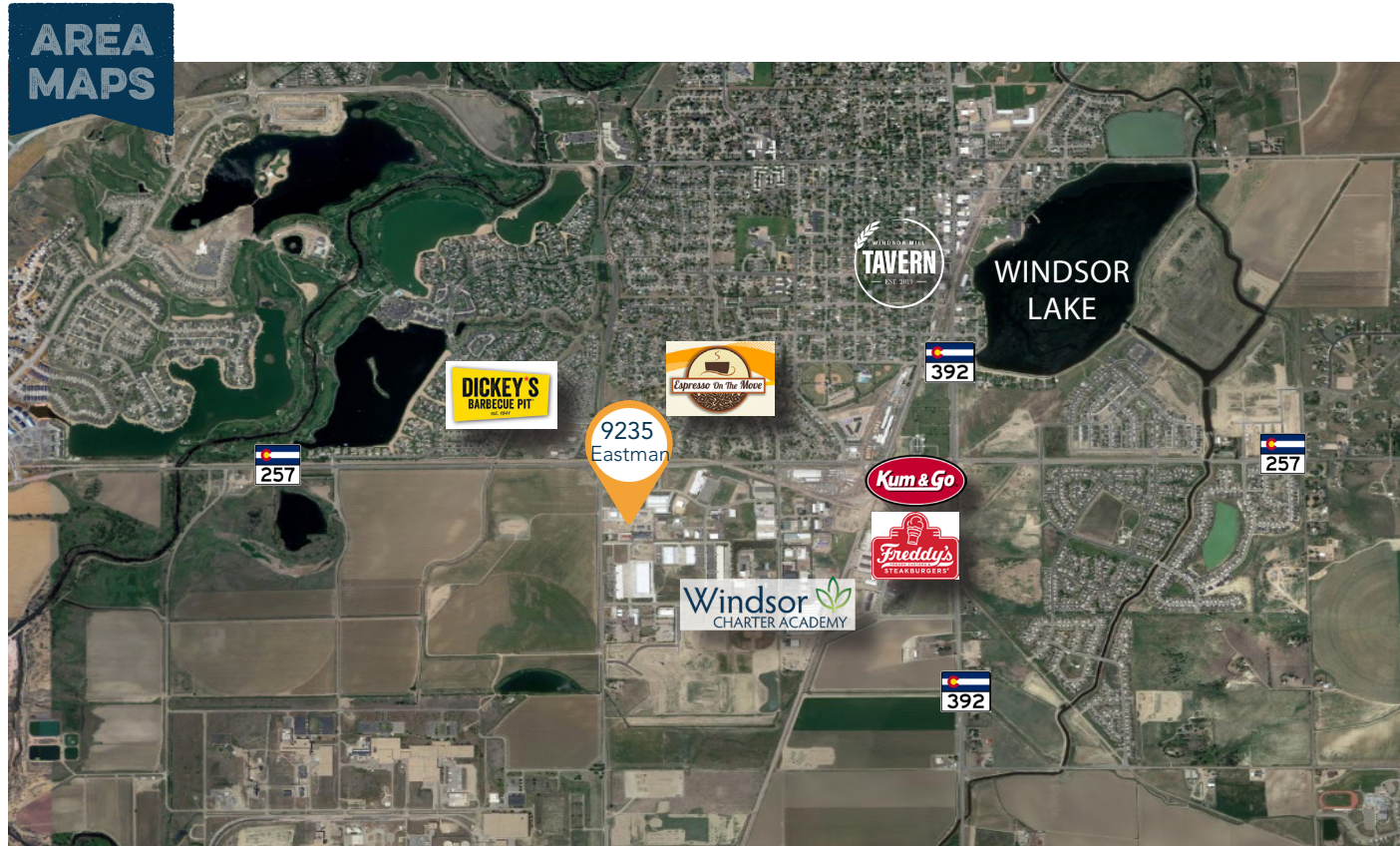


EXTERIOR PHOTOS



INTERIOR PHOTOS





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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.