

Units 1-2:

4,212 SF

Unit 6:

3,850 SF

Lease Rate

\$17.00 / SF

NNN Rate

\$5.00 / SF

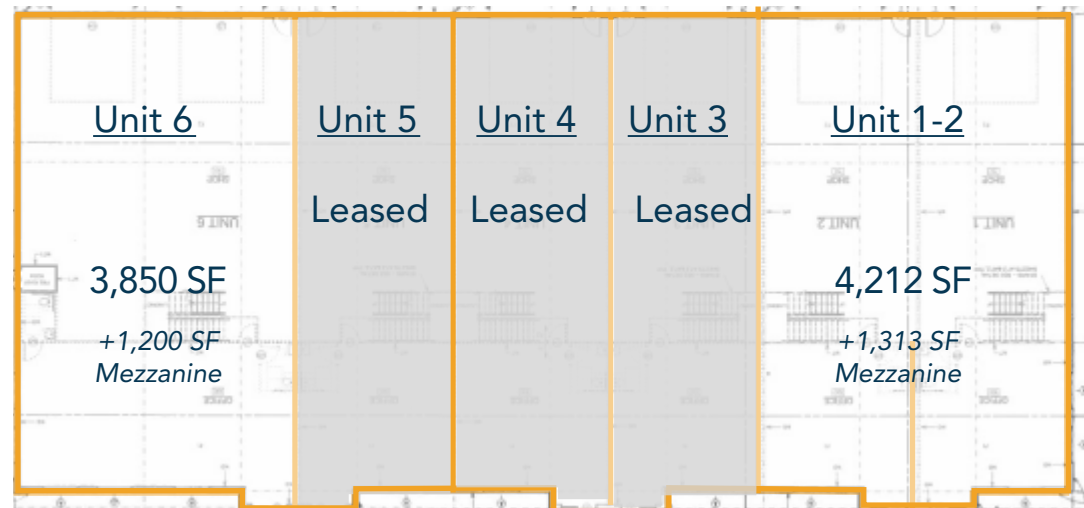
NEWLY BUILT FLEX UNITS FOR LEASE IN WINDSOR

- "Warm Vanilla Shell"
- Fully Sprinkled
- 20' Clear Height
- Monument Signage Available
- Power: 120-208 3-phase
- Total of (7) 14' Overhead Doors
- Zoning: LI

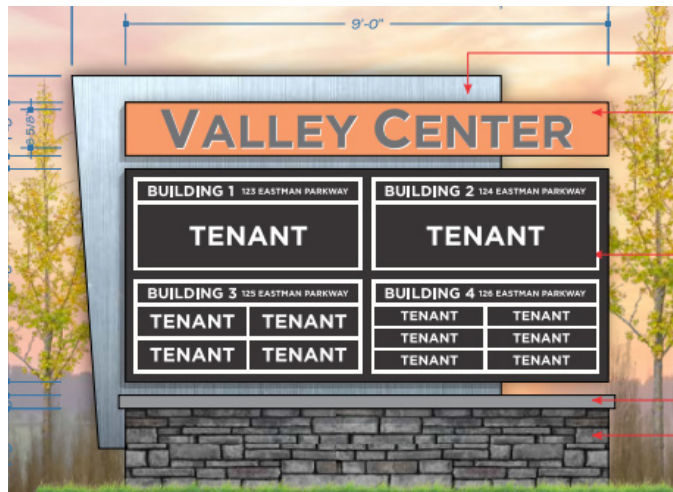


FLOORPLAN / PROPERTY INFORMATION

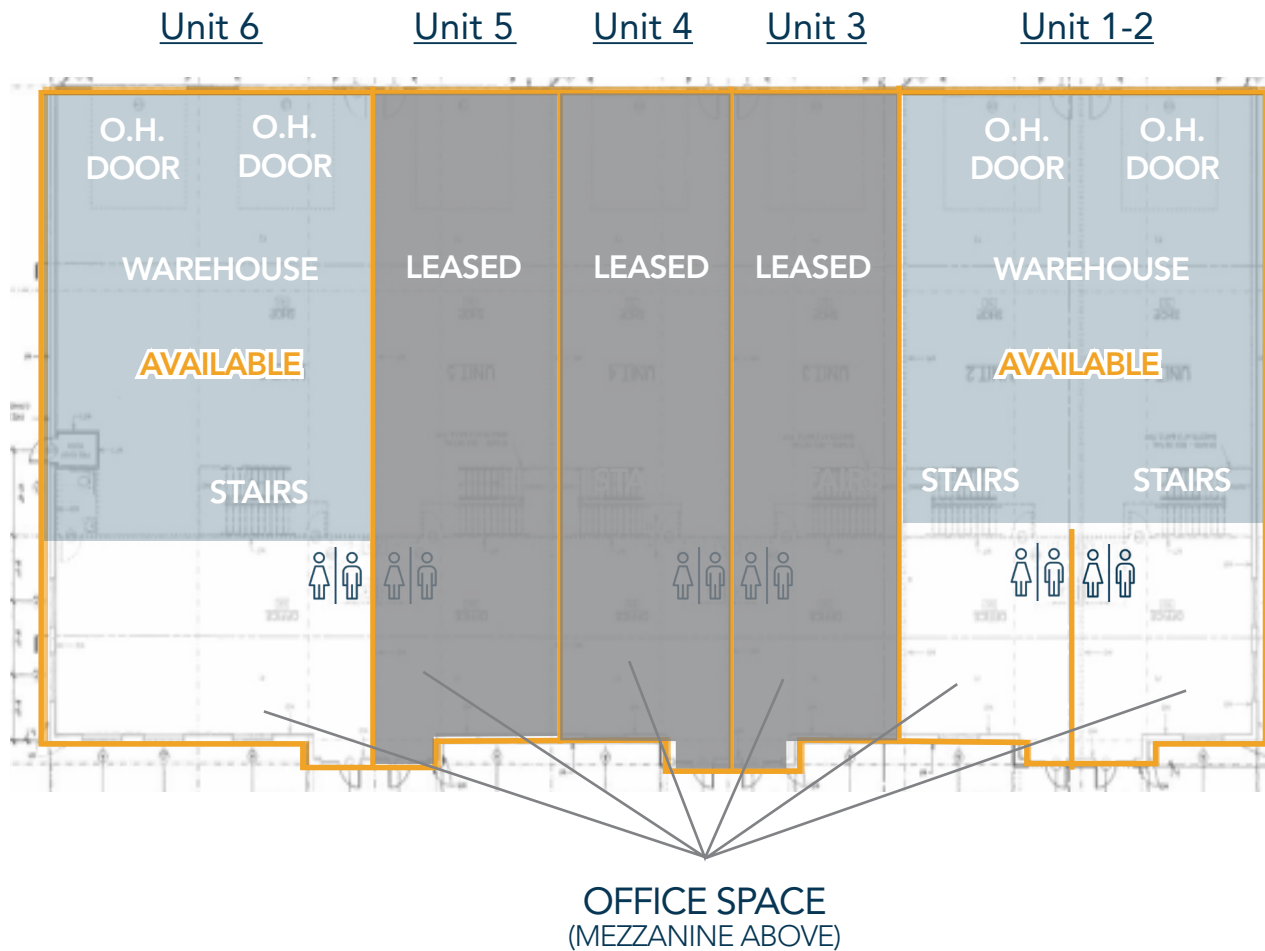
- Finished - "Warm Vanilla Shell"
- Fully Sprinkled
- 20' Clear Height
- (7) 14 Overhead Doors
- Zoning: LI (Limited Industrial)
- Floor drains in warehouse
- Gas unit heaters
- 120-208 3-Phase Power
- 100 amp / unit (Unit 6: 200 amp)



Tenant Monument Signage



FLOORPLAN



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

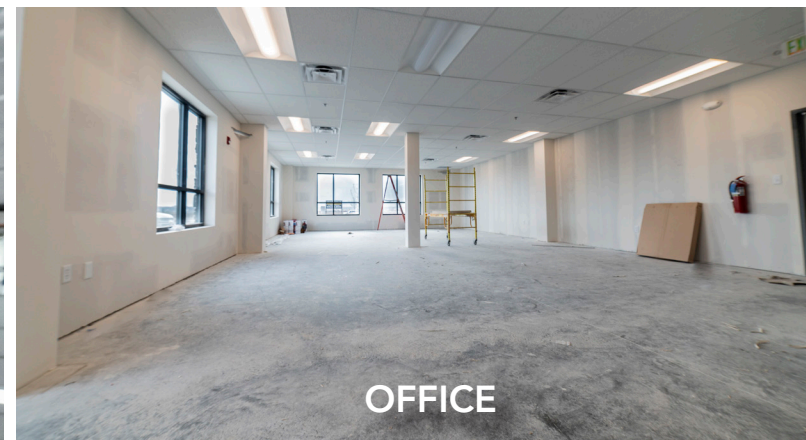
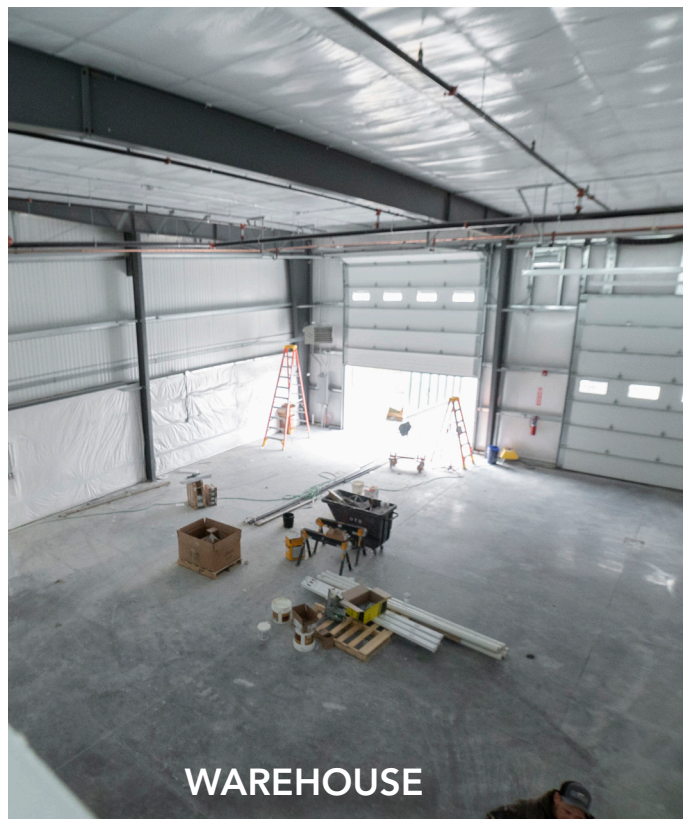


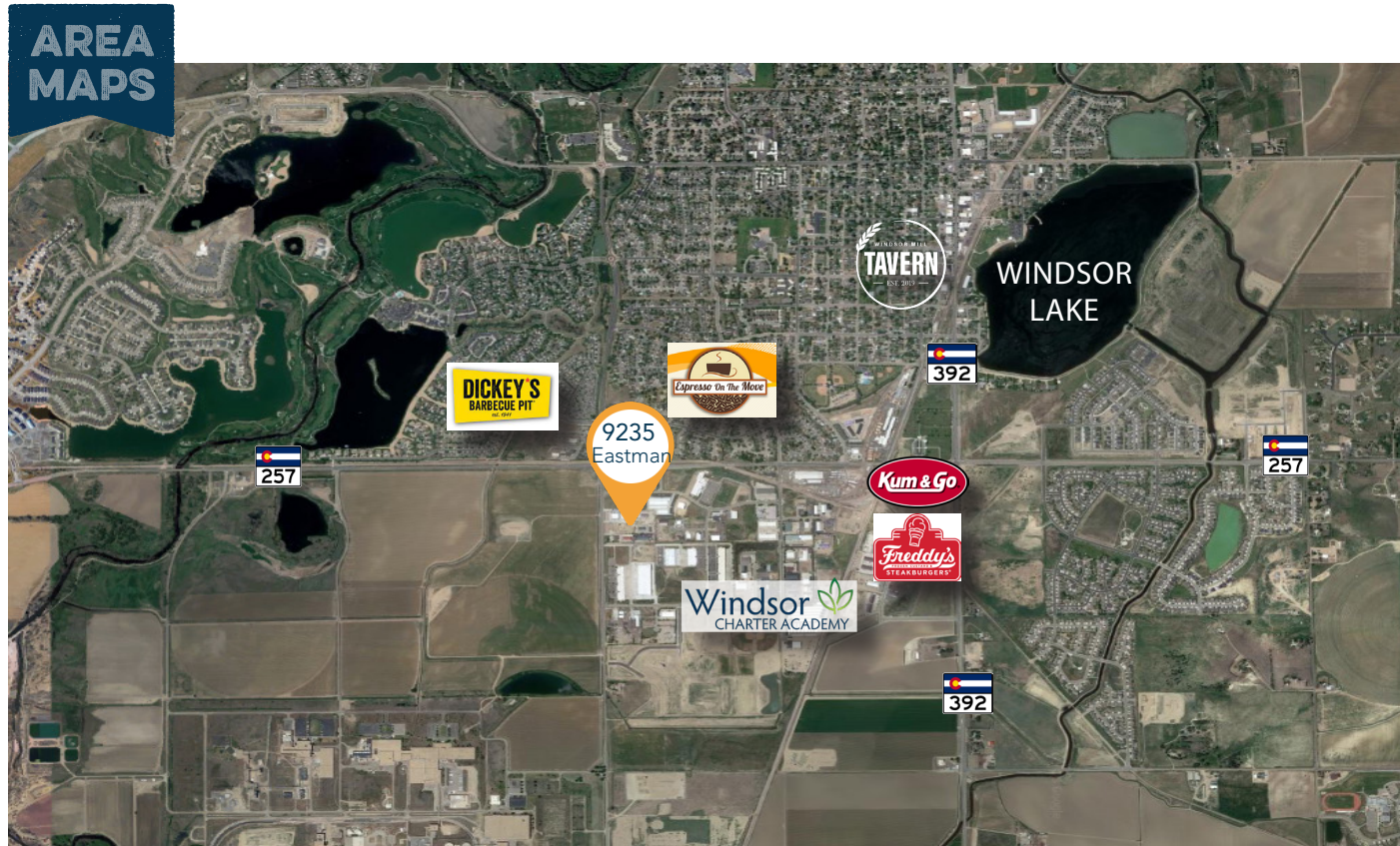


EXTERIOR PHOTOS



INTERIOR PHOTOS





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