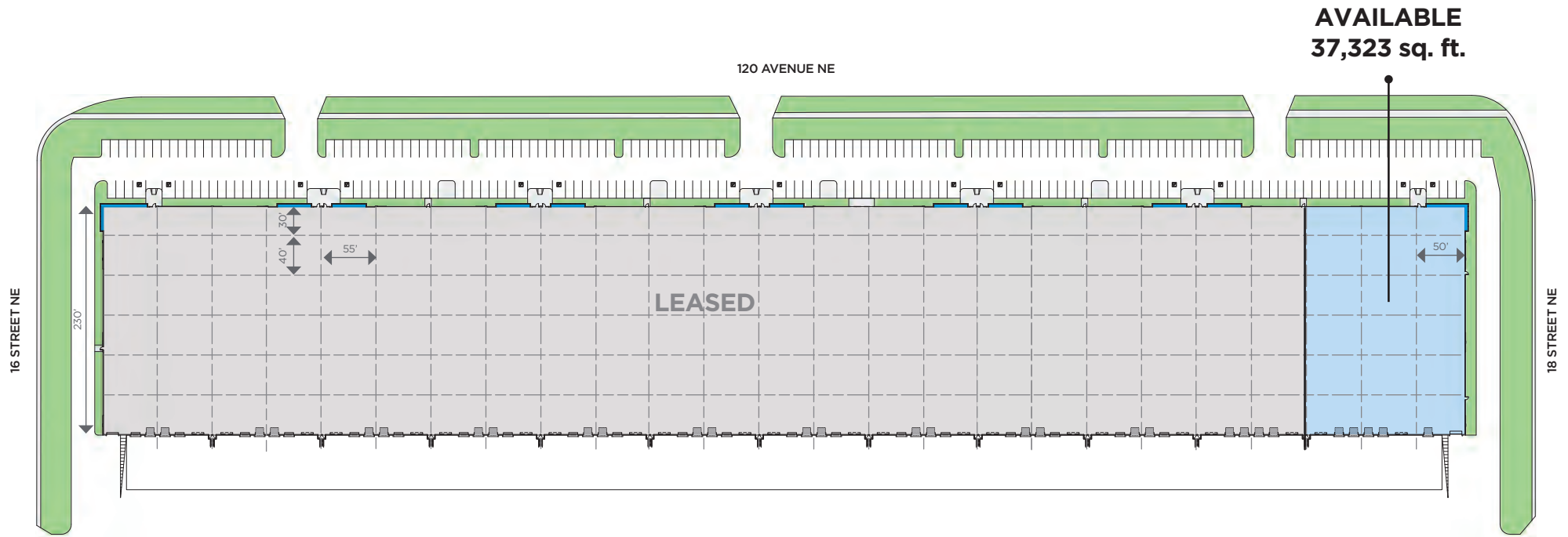


# BUILDING 3



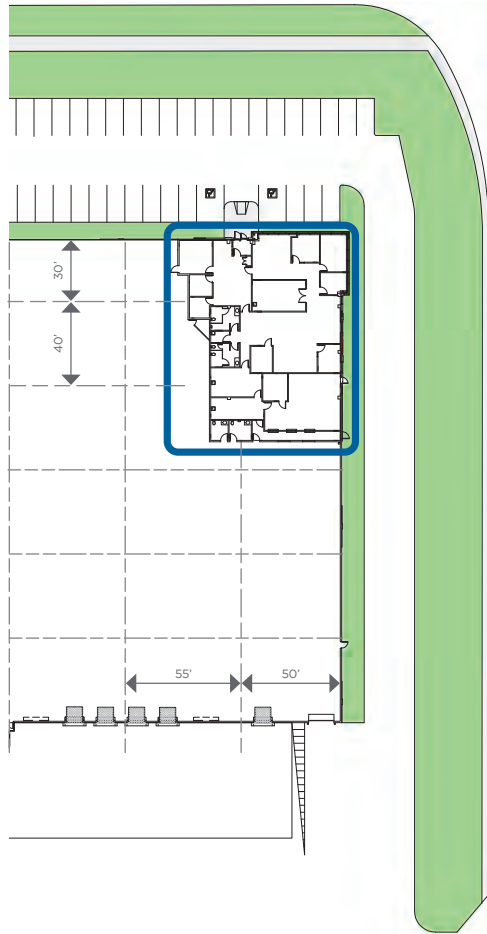
# BUILDING 3 (BAYS 23-25)



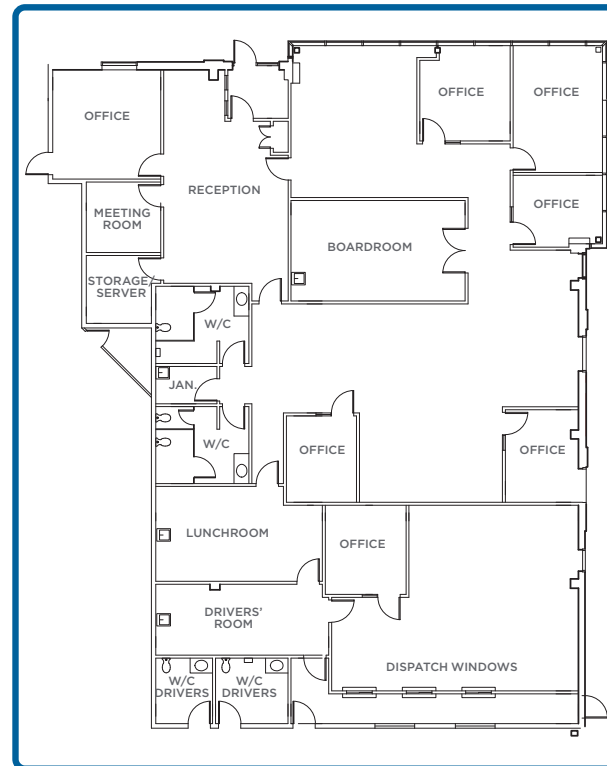
Blue line indicates extent of storefront glass.

1881 - 120 Avenue NE  
Total Building Area: 316,513 sq. ft.

# BUILDING 3 (BAYS 23-25)



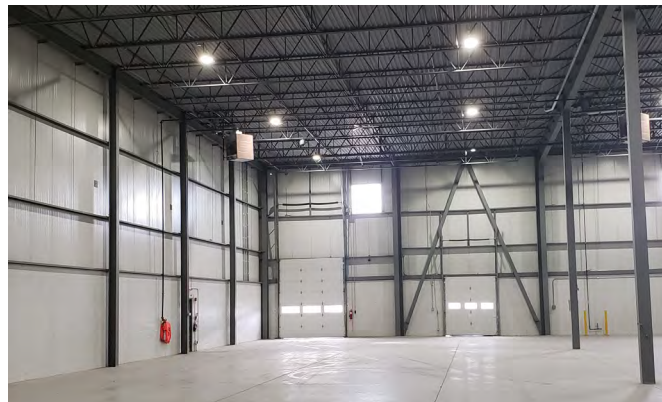
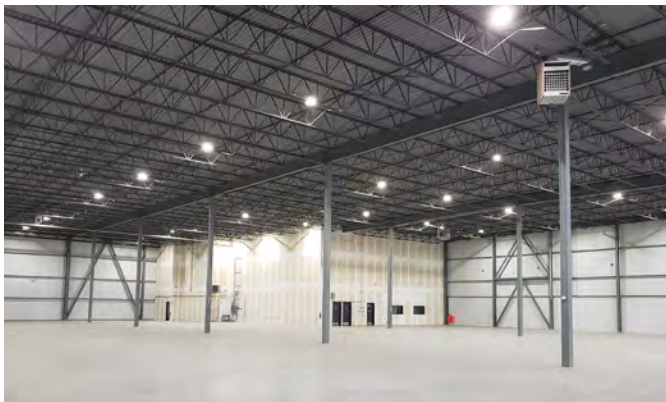
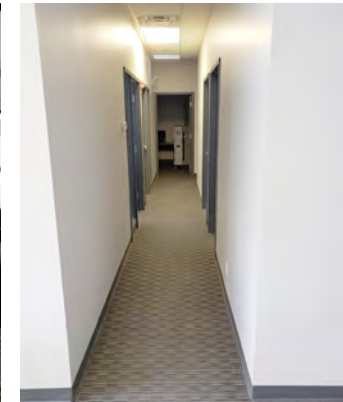
Northeast Corner Office Space



## FEATURES

- Available immediately
- Operating costs (2022: \$4.25 psf)
- +/- 37,232 sq. ft. total space available
- +/- 31,611 sq. ft. warehouse space
- +/- 5,621 sq. ft. office space located in the northeast corner
- Newly upgraded LED lighting
- 28 ft. clear height
- 5 dock doors (8 ft. x 10 ft.)
- 1 concrete ramped drive-in (10 ft. x 12 ft.)
- 200 amp, 600 volt power service
- 3,000 CFM MUA
- Corner unit with north and east glazing for the office area
- Double row parking
- Industrial - General (I-G) Zoned

# BUILDING 3 (BAYS 23-25)



# BUILDING 3 (BAYS 23-25)

