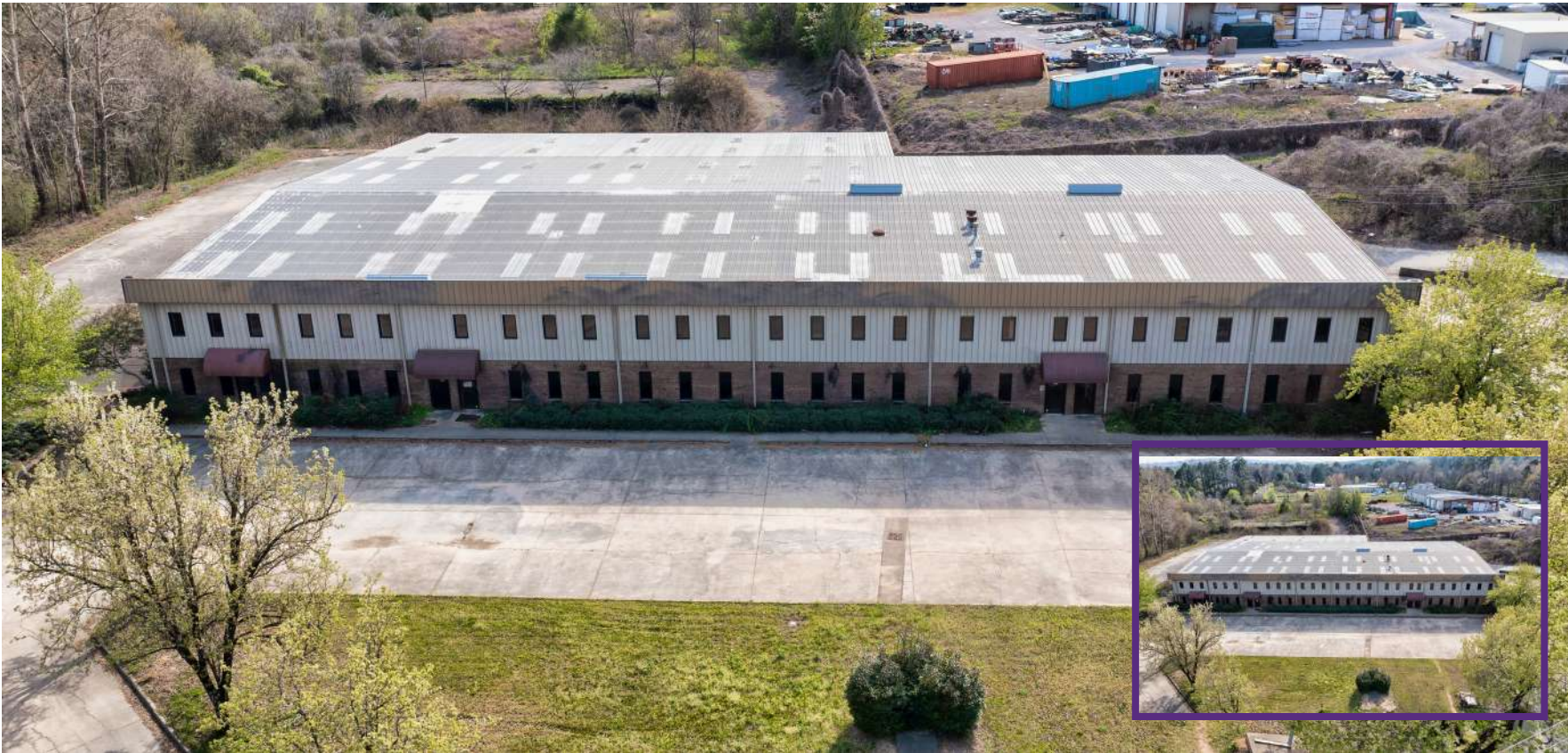


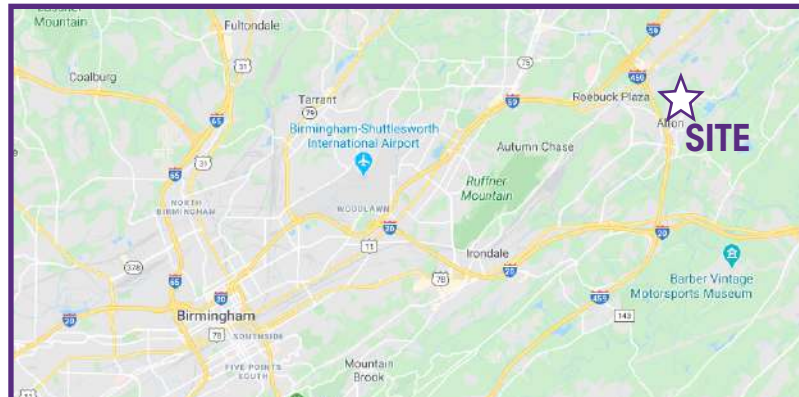
OFFICE WAREHOUSE FOR LEASE OR SALE



5616 Clifford Circle,
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LEASE RATE: \$3.60/SF (Well Below Market Rate)

- ▶ Total Sf: 38,750 ± Sf
- ▶ Office Space: 22,500 ± Sf (2 Story)
- ▶ Warehouse Space: 16,250 ± Sf
- ▶ Lot Size: 5 ± Acres
- ▶ Ceiling Height Varies Up To 24'
- ▶ Warehouse Space May Be Added
- ▶ Ample Parking
- ▶ Paved Storage Area
- ▶ Zoning: M-1
- ▶ Only 1.25 ± Miles To I-459



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