



For Lease

Property Highlights

- Direct signage exposure to Barlow Trail NE with over 29,000 vehicles per day
- Approximately 20 front parking stalls
- Trench drains, sumps, washing stations
- Dock and drive-in loading with large marshalling area
- Make-up air in place
- Open and bright front office area

2611 Hopewell Place NE

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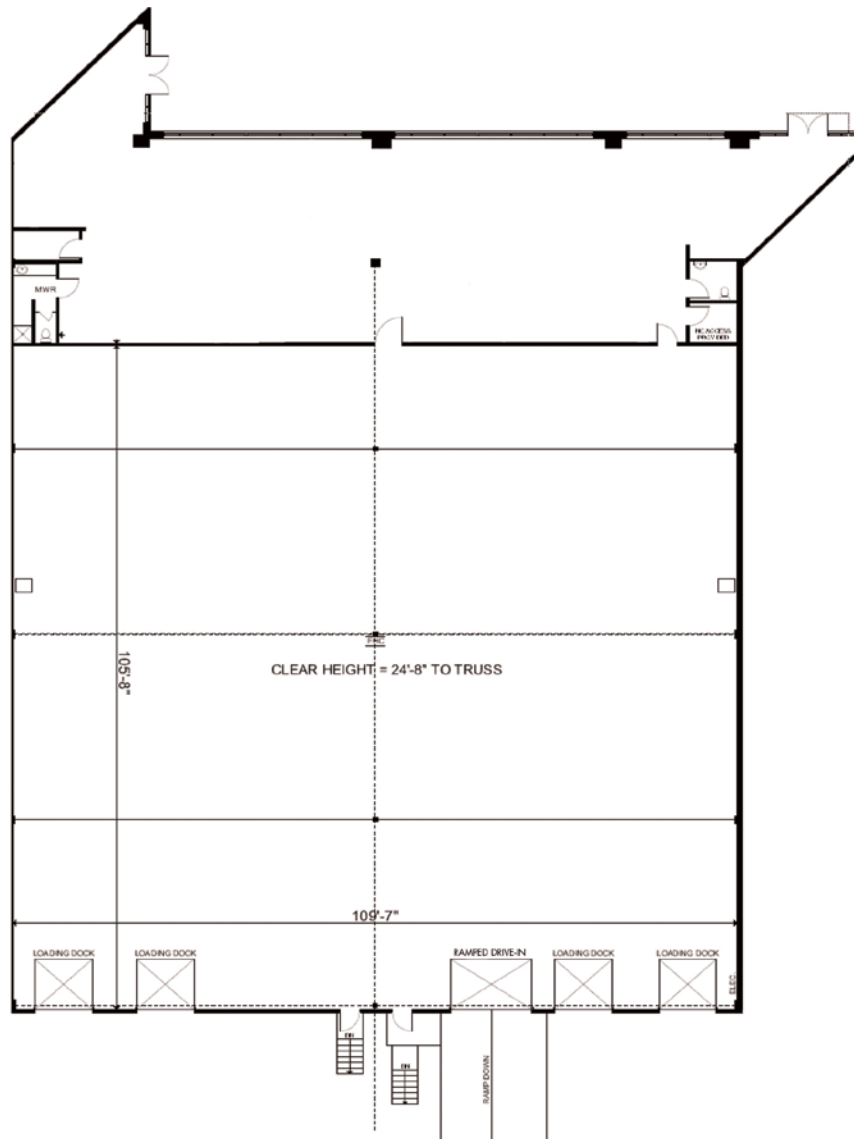
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Property Information

Address:	2611 Hopewell Place NE, Unit 117	Heating:	Gas fired radiant heating
District:	Horizon Industrial Park	Sprinklers:	ESFR upgrade capable
Zoning:	I-G (Industrial General)	HVAC:	10,000 cfm make-up air unit
Square Feet:	Office: 4,176 s.f. Warehouse: 11,794 s.f. Total: 15,970 s.f.	Loading:	1 (12'x14') drive-in door 4 (8'x10') dock doors
Ceiling Height:	24' clear	Bay Dimensions:	100' x 136'
Power:	200 amps @ 600 volts, 3 phase (TBV)	Lease Rate:	\$11.00 per s.f.
		Op. Costs (2020):	\$5.38 per s.f.
		Available:	Immediately

Floor Plan



Property Photos



Aerial Map

