

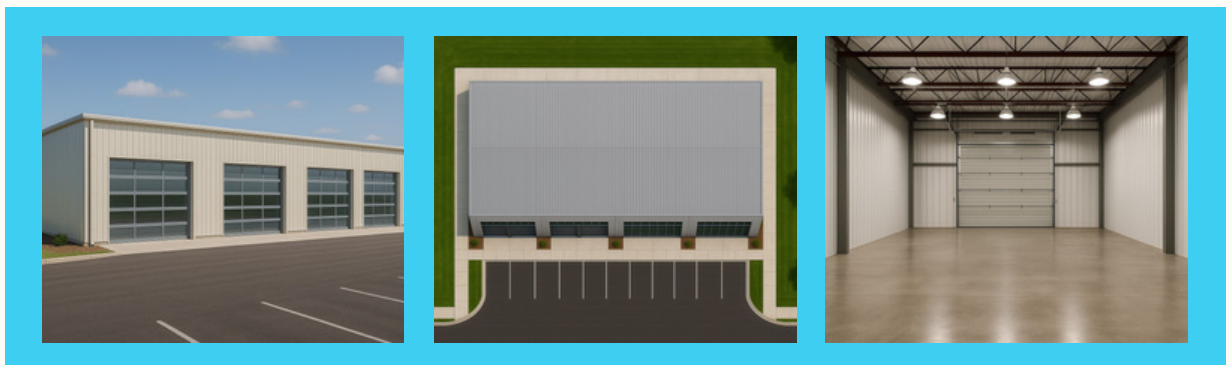
Modern Flex Space Building



Interior Features

This planned development will feature four 2,500 sq ft bays, each with a modern glass storefront, oversized 14–16 ft roll-up door, and 20–24 ft clear ceilings with skylights. Up front, you'll find finished office/showroom space; in the rear, an open-span warehouse for maximum flexibility. Removable partition walls allow for up to 10,000 sq ft of continuous space. The site will offer ample paved parking, a landscaped perimeter, and truck-friendly rear access.

Photo renderings shown are examples of the planned finished product and site layout.





Interior Features

- High Ceilings – 20–24 ft clear height for maximum storage and operations flexibility.
- Finished Office/Showroom – 400–600 sq ft per bay with glass walls, LED lighting, and polished concrete floors.
- Spacious Warehouse Area – Open-span layout with high-bay LED lighting, sealed concrete floors, and direct access to roll-up doors.
- Amenities – Restroom in each bay; corner units may include small break rooms.
- Expandable Layout – Designed for easy wall removal to combine bays into 5,000–10,000 sq ft continuous space.

Location & Setting

- Clean, Light-Industrial Street – Sidewalks, mature trees, and well-maintained surroundings.
- Truck-Friendly Design – Adequate rear space for maneuvering large vehicles.



Property Highlights



- Four Equal Bays – Each 2,500 sq ft, separated by insulated, removable partition walls for flexible space configurations.
- Flexible Access – Large glass storefront entry for office/showroom plus one oversized roll-up bay door (14–16 ft tall) per unit, located at the front or side.
- Modern Facade – Insulated metal panels in light gray with charcoal trim and accent paneling at entries.
- Bright & Durable Roofing – Standing seam metal roof with skylights over each bay for natural daylighting.
- Convenient Parking – 5–6 paved spaces per bay with landscaped perimeter.