

# 11 SKYLINE DR

## FOR LEASE | INDUSTRIAL/FLEX & RD



### PROPERTY SPECIFICATIONS:

BUILDING SIZE:	47,421 SF
AVAILABLE SPACE:	6,500 SF
OFFICE:	1000
CEILING HEIGHT:	13'0"
HEAT:	GAS
POWER:	1800 AMPS
SEWER:	
SPRINKLERED:	YES
PARKING:	90
OCCUPANCY:	IMMEDIATE
ASKING LEASE PRICE:	\$ 20.00
ASKING SALE PRICE:	\$ 0.00
NUMBER OF LOADING DOCKS:	3
DRIVE INS:	1

### PROPERTY FEATURES

- LOCATED JUST OFF HE LIE EXIT 46 AND THE NORTHERN STATE PKWY.
- USER/INVESTOR OPPORTUNITY
- 12,500 SF AVAILABLE FOR A USER WITH 2 LOADING DOCKS
- (1 SHARED)
- INCOME GENERATING FROM THE REMAINING 28,900 SF
- CURRENT LEASE EXPIRES IN 2 TO 5 YEARS
- BRAND NEW FA•ADE
- PARKING LOT RECENTLY REDONE

#### FOR MORE INFORMATION CONTACT BOKERS:

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