



Property and Area Description

Perfect for owner-occupant or conversion. Large open work areas with perimeter private offices, conference room, training room and breakroom. Two (2) dock-high doors. 19' clear height (20' at roof deck). Large parking lot with a parking ratio of 1 space per 147 SF. Monument signage available. Easy access to Benson Road and I-229. Also available for lease - contact broker for details.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Building Type:	Flex Tech, Office, Research & Development
Available SF:	44,704
Ceiling Peak:	19 Ft.
Expandable:	Unknown
Site Size:	5.06 Acres
Year Built:	2000
Within City Limits:	Yes
Construction Type:	Concrete Block
Sale Price:	\$5,990,336
Lease Terms:	Negotiable
Last Updated:	Jun 25, 2025

Realtor/Owner Contact

Andi Anderson, SIOR
Bender Commercial Real Estate Services
6053668861 | andi@benderco.com