

PREMIER INDUSTRIAL & OFFICE SPACE FOR LEASE



SPACE HIGHLIGHTS

- **76,873 SF Available**
- **Free, Convenient On-site Parking;** generous front and side lot parking
- **Google Fiber Available**
- 7 Dock High Doors and 1 Drive-In Door
- New **energy efficient LED lighting** throughout building features enhanced light levels and **significant savings** on electricity costs and repairs
- **Prominent signage** on busy 31st Street corridor
- Business park location with private streets; security patrolled with walkout/lockout service

LEASING CONTACT

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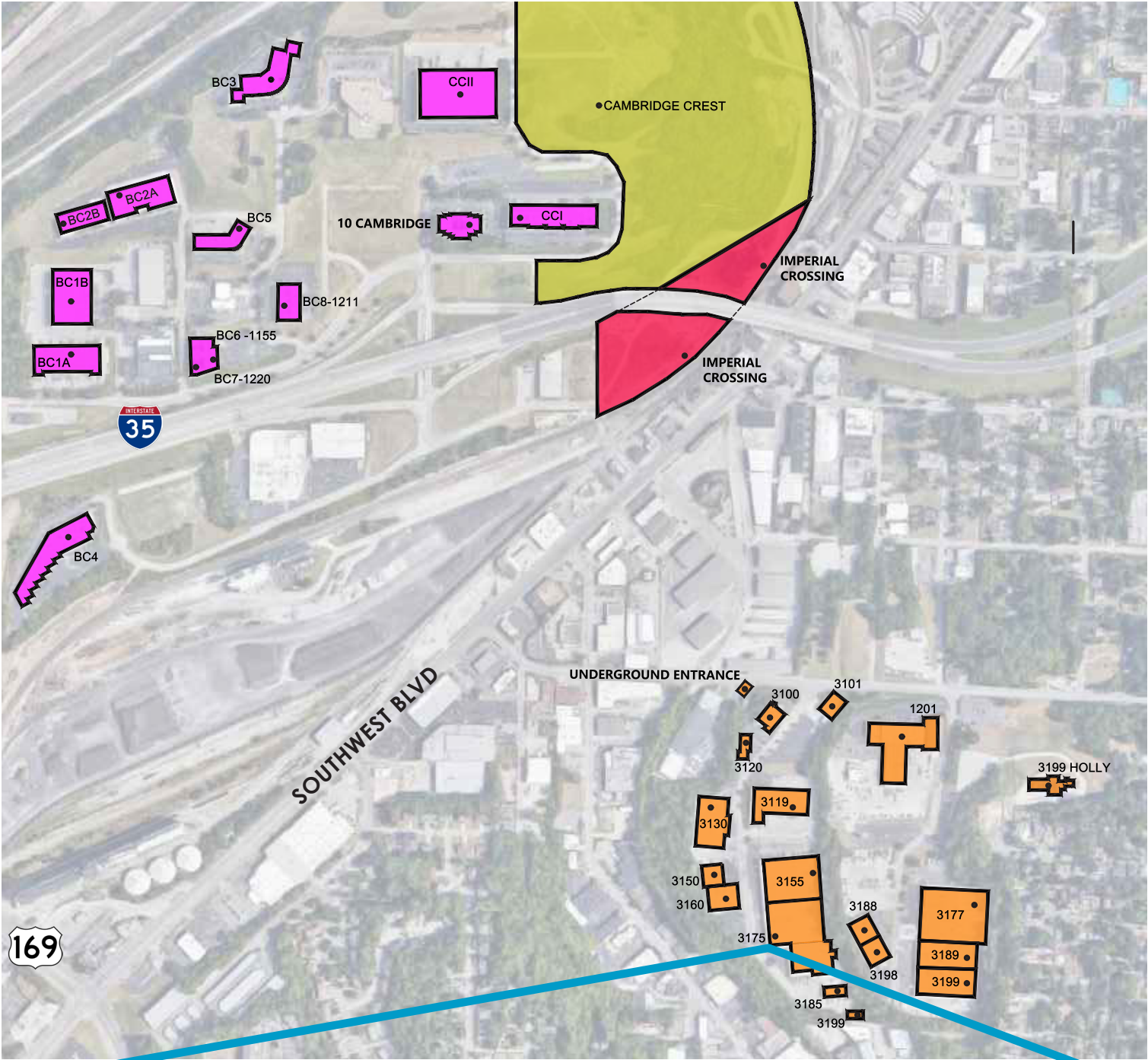
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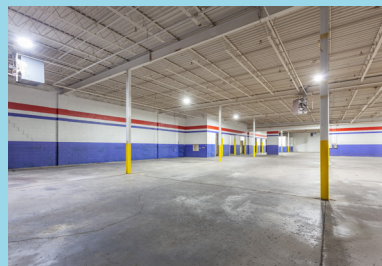
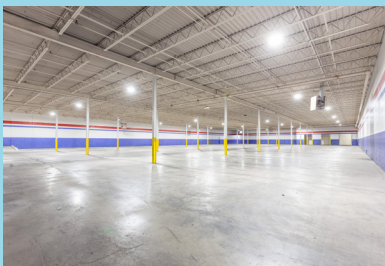
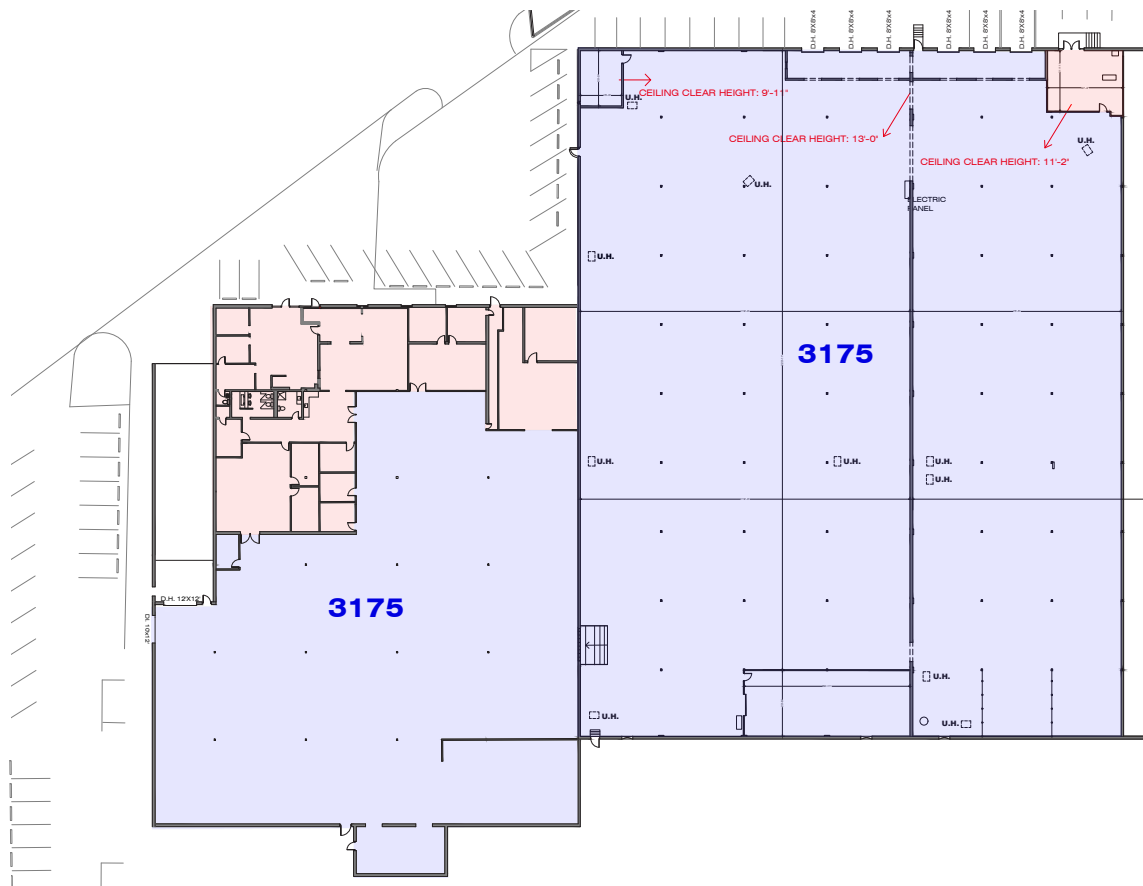
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LOCATION



3175 TERRACE STREET

Total SF Available	76,873 SF	Dock High Doors	6 (8'x8')
			1 (12'x12')
Office SF	6,506 SF	Drive-In Doors	1 (10'x12')
Warehouse SF	70,367 SF	Ceiling Height	16'
Power	200 Amps 208/120 Volt	Notes	Sprinkler System Energy Efficient LED Lighting Google Fiber Available



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