

FOR LEASE

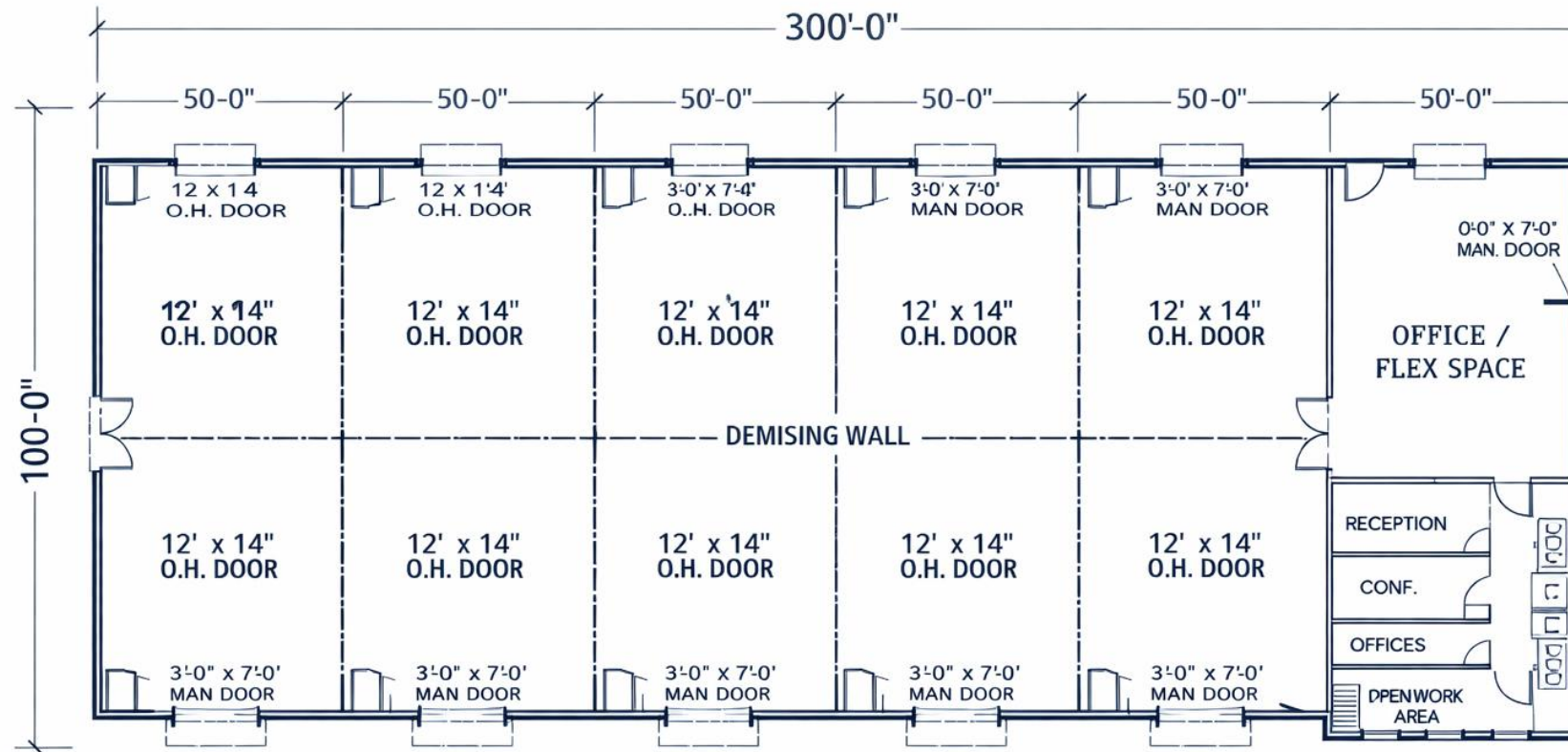
New Construction | Flex Building | \$12.00/SF NNN



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Sample Floor Plan

SCALE: 1/8" = 1'-0"

Specifications

Spec Type	Spec Details
Lease Rate:	\$12 SF NNN
Legal Description:	Lot 8B, I-80 industrial park 2
Lot Size:	2.2 Acres
Contiguous Space:	2,500 – 12,000 SF
Drive-in Doors:	12'x14'
Construction:	Metal Panel
Ceiling Height:	20'
Sprinkler:	TBD
Condition:	Beige buildout with an ADA-compliant bathroom
Zoning	LI



Description

This **new-construction light industrial/flex building** offers **tremendous visibility along I-80**, ideal for tenants seeking modern space with efficient access and clean design. The structure features **metal panel construction, 20-foot clear height**, and **LED shop lighting** throughout. Each bay includes **12'x14' drive-in doors, floor drains**, and flexible configurations starting at **2,500 sq ft**.

The **office/flex area** can be customized to tenant needs, with build-out options negotiable. The site can provide **ample parking on both sides**, supporting light industrial, flex, or service-oriented uses.

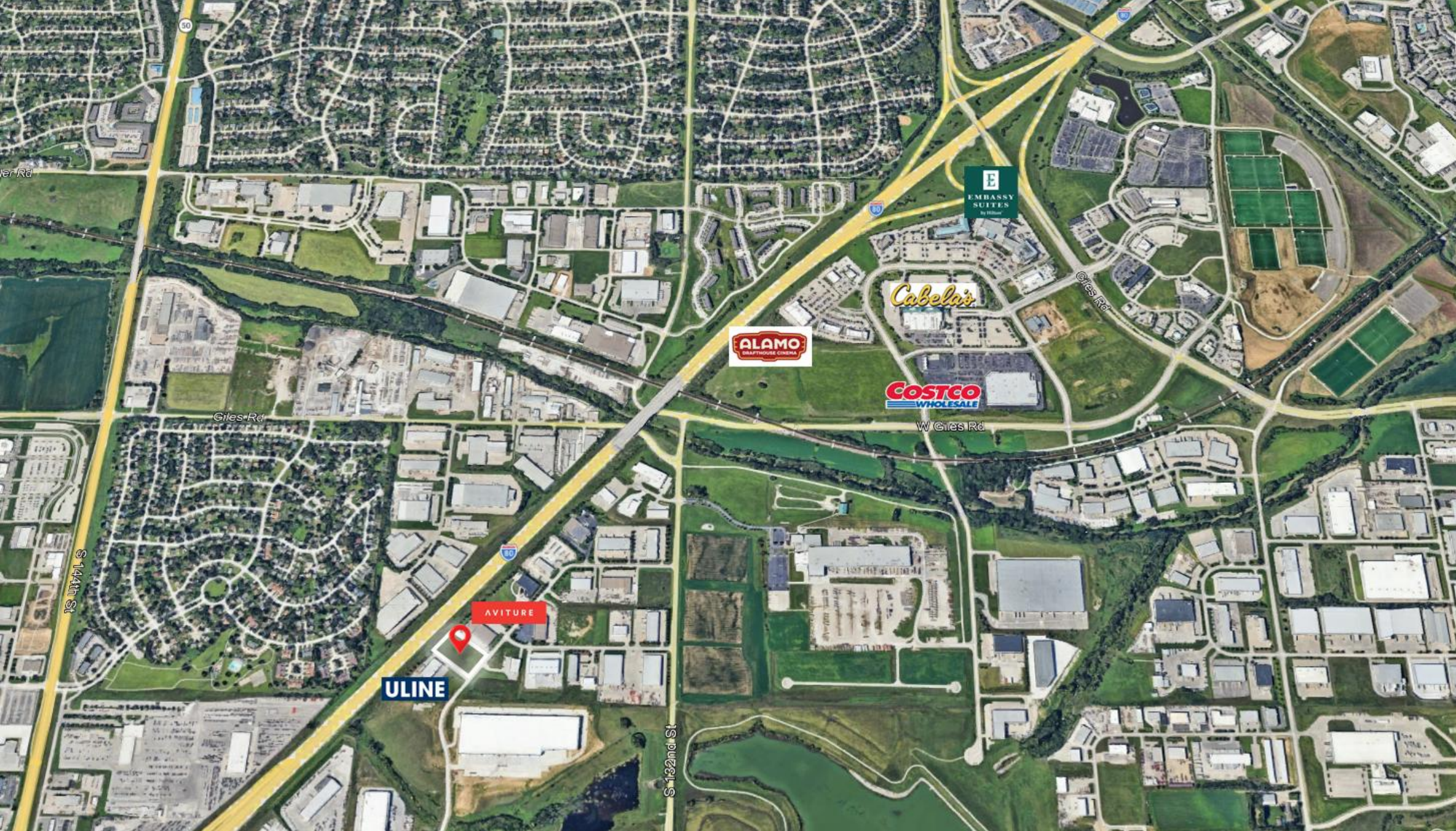
Located directly on **I-80**, this property combines **high exposure** with **modern functionality** in a growing industrial corridor.

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