

NEW PRICING



FEATURES:

- 24,640 Total Sq. Ft. on 1.65 acres
+/-13,500 Sq. Ft. available.
- Perfect for an owner-occupied investment
- MacTec lease commenced on 6/1/2010 with two 5-year options; 2% rental increases each year
- Financial information available upon signing a confidentiality agreement
- Lease Price: **\$7.00 psf Net "As-Is"**
- Sale Price: ~~\$1,750,000~~ **\$1,650,000**



CONTACT:

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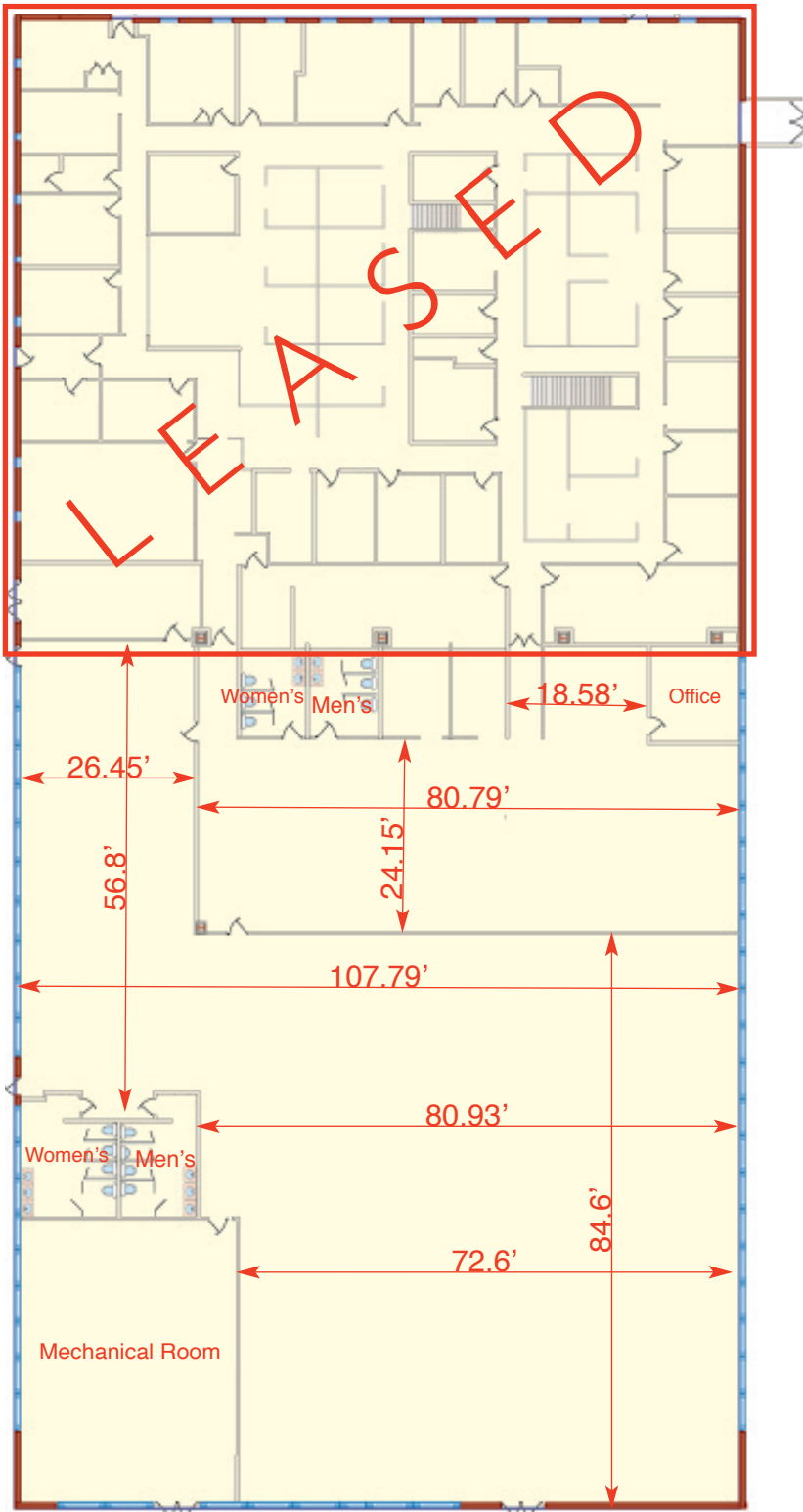
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AERIAL VIEW:



VICINITY MAP:

