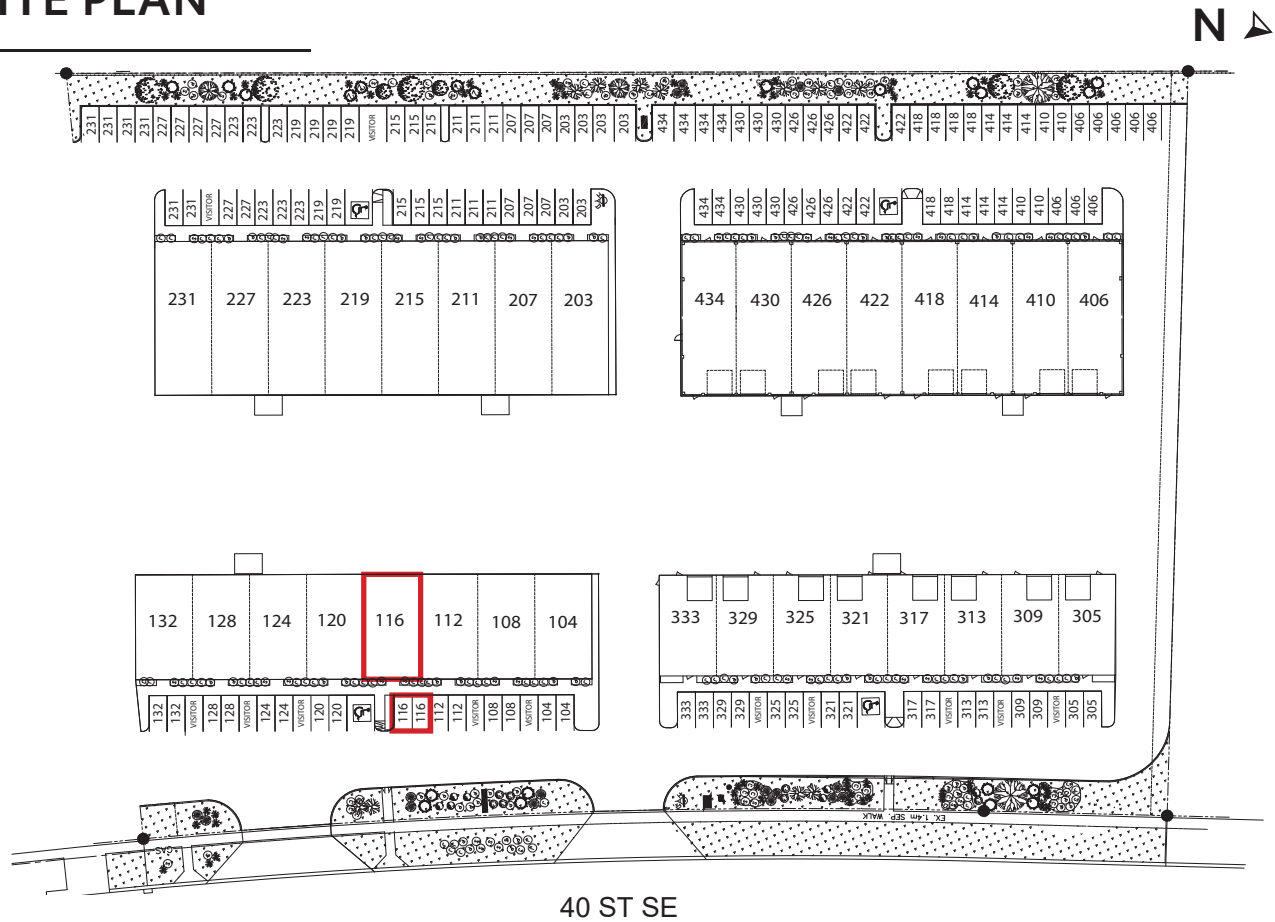




SOUTHBEND BUSINESS PARK

116, 11979 - 40 STREET SE

SITE PLAN



AVAILABLE AREA	1,413 sq. ft.
NET MONTHLY RENT	\$2,000.00
OPERATING COSTS & PROPERTY TAX	\$8.22 per sq. ft. (est for 2024)
POWER	208/120V, 3phase, 100 amp
CEILING HEIGHT (clear)	13' in warehouse
LOADING DOOR	10' x 12' drive-in
ZONING	I-G Light Industrial

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TELSEC PROPERTY CORPORATION

