

Patch Road Commerce Center || 45,000 SF || Q1 2022 Delivery



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	45,000 SF
Available SF:	22,500 - 45,000 SF
Lot Size:	4.32 Acres
Zoning:	IND-1/IND-5

PROPERTY OVERVIEW:

Patch Road Commerce Center
 Now pre-leasing 22,500 - 45,000 SF
 Permit Ready with Q1 2022 Completion
 Hoffner / Narcoossee / Lee Vista sub-markets

PROPERTY HIGHLIGHTS:

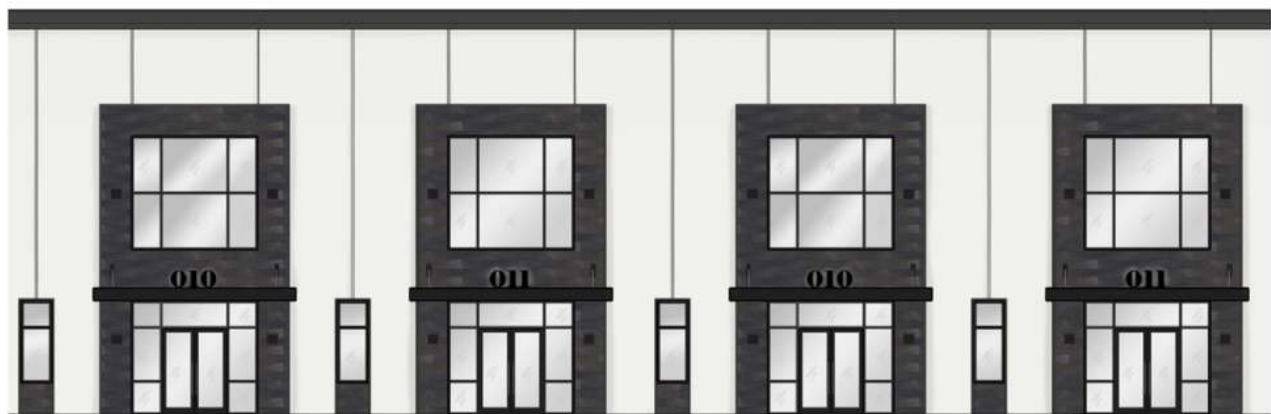
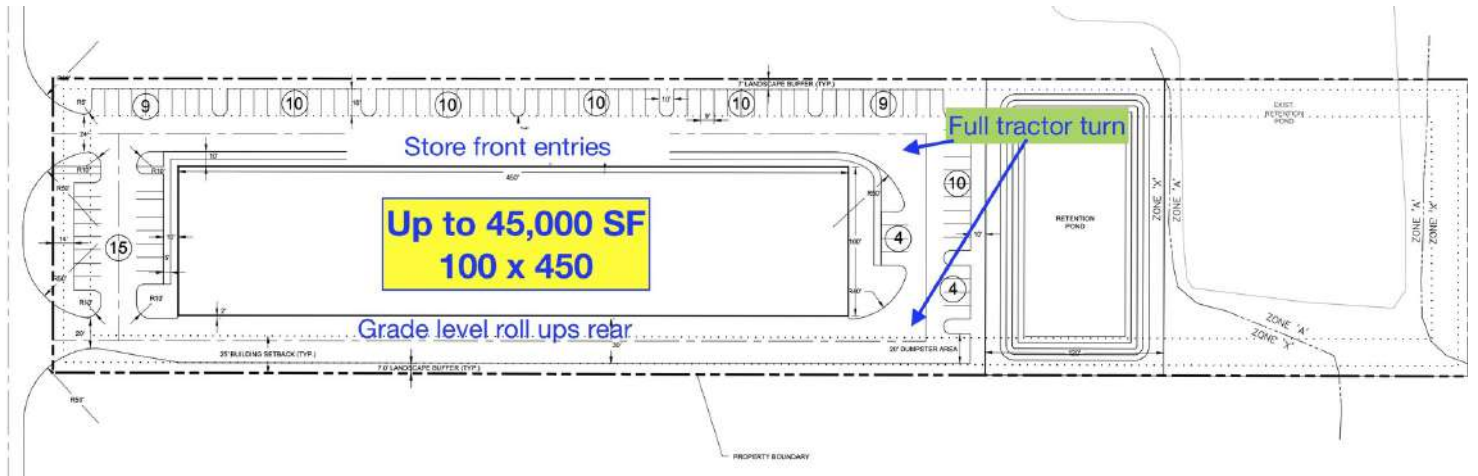
- Brand new tilt-wall construction
- 32' clear height. All grade level. Up to 18 rear roll up's: 14'h x 12'w.
- Overall dimensions: 100' x 450'
- Customizable to Tenant needs
- Uses include: light assembly, fleet/service, distribution & storage
- Office space: can be built to Tenant specifications
- Generous TI Allowance
- Building & marquee signage

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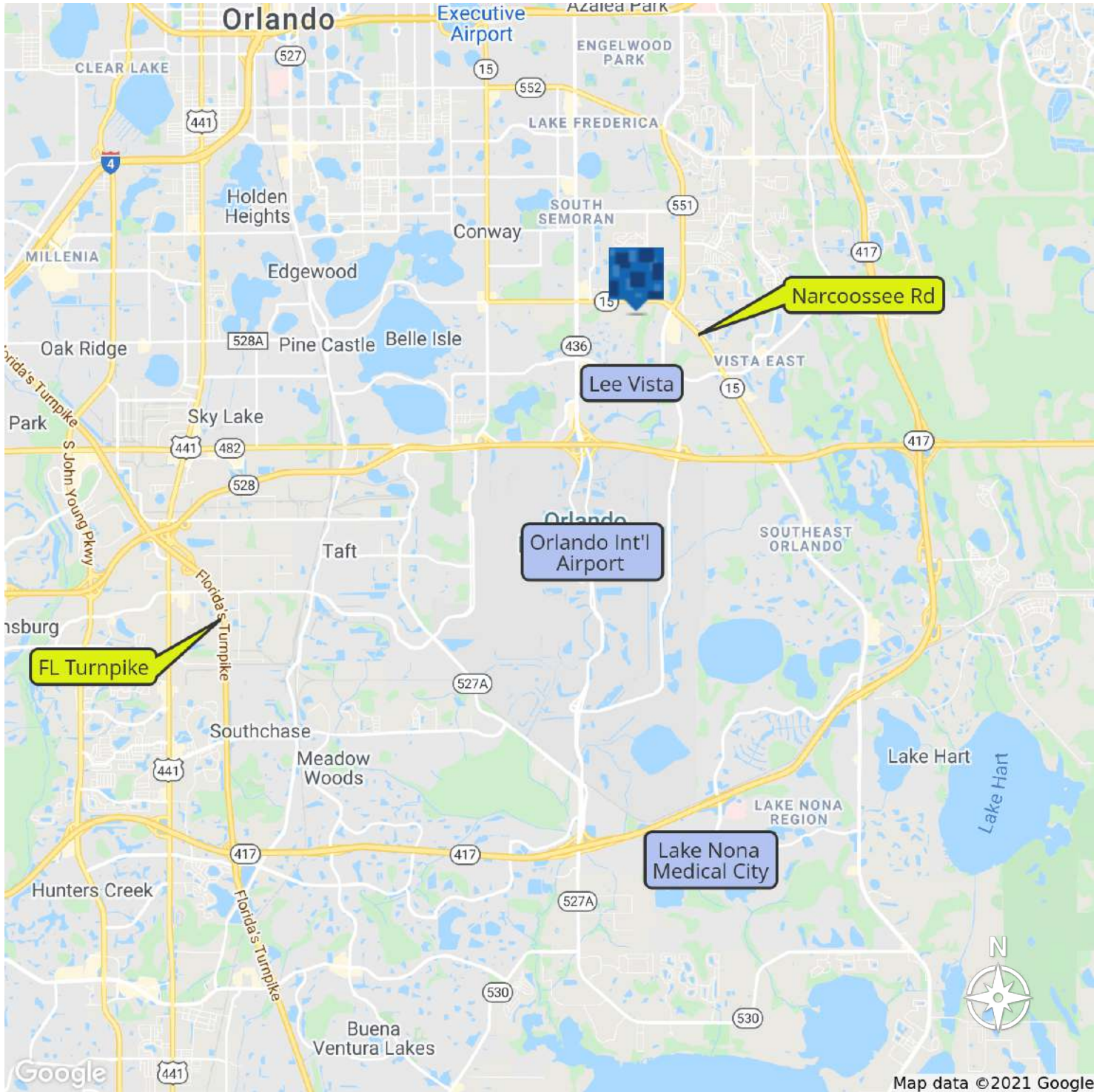
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Master Site Plan and Front Facade



Location Map



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