

1105 O'Brien Drive

± 12,000 sq. ft. Freestanding R&D Building

± 3,000 sq. ft. Open Office, new carpet, paint

Fully Conditioned

(2) Drive-in Doors

± 17' 8" Clear height

± 8,775 sq. ft. Secured Yard (fenced, newly paved, lit rear yard), plus ± 2,400 sq. ft. Secured Side Yard

Power: 800 Amps @ 120/208V, with 480V step-up transformer

Power drops, air & water lines throughout

(2) EV Chargers

Sprinklers

LED Lighting

24/7 Roaming Security Guard

Rental Rate: \$1.65/SF/Month NNN

OPEX: \$1.11/SF/Month

