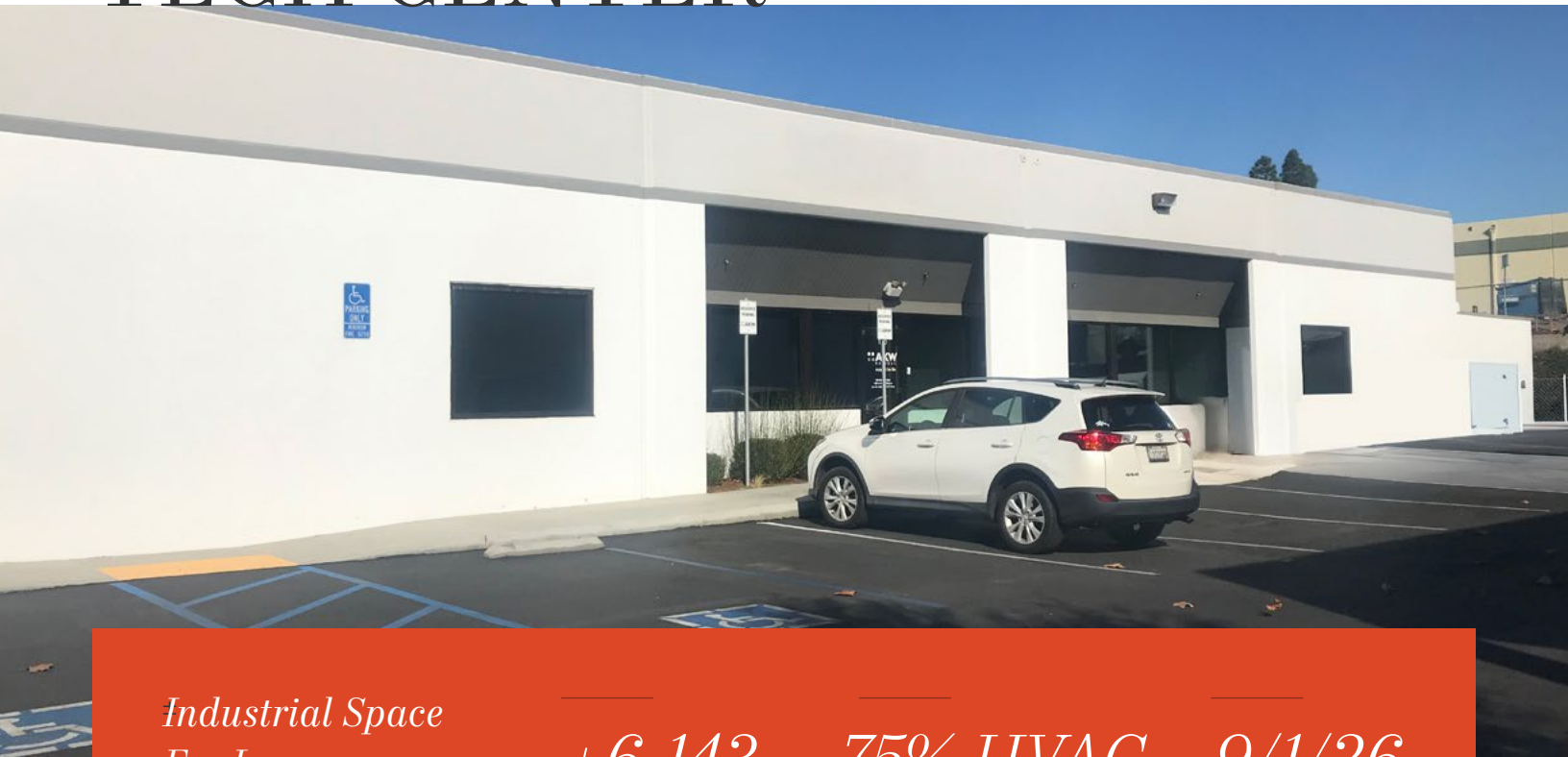


MERCURY TECH CENTER



*Industrial Space
For Lease*

±6,143
AVAILABLE SF

75% HVAC
WAREHOUSE AREA

9/1/26
AVAILABLE DATE

±6,143 SF available

Approximately 25% office and 75% HVAC
warehouse/ R&D area

One (1) grade level roll up door and one (1) glassed in
grade level door

Walking distance to abundant retail amenities

Fully sprinklered

Robust fiber to project

Abundant on-site and street parking

IS-1-1 zoning allows variety of uses

Lease Rate: \$1.95/SF NNN (\$0.61/SF)

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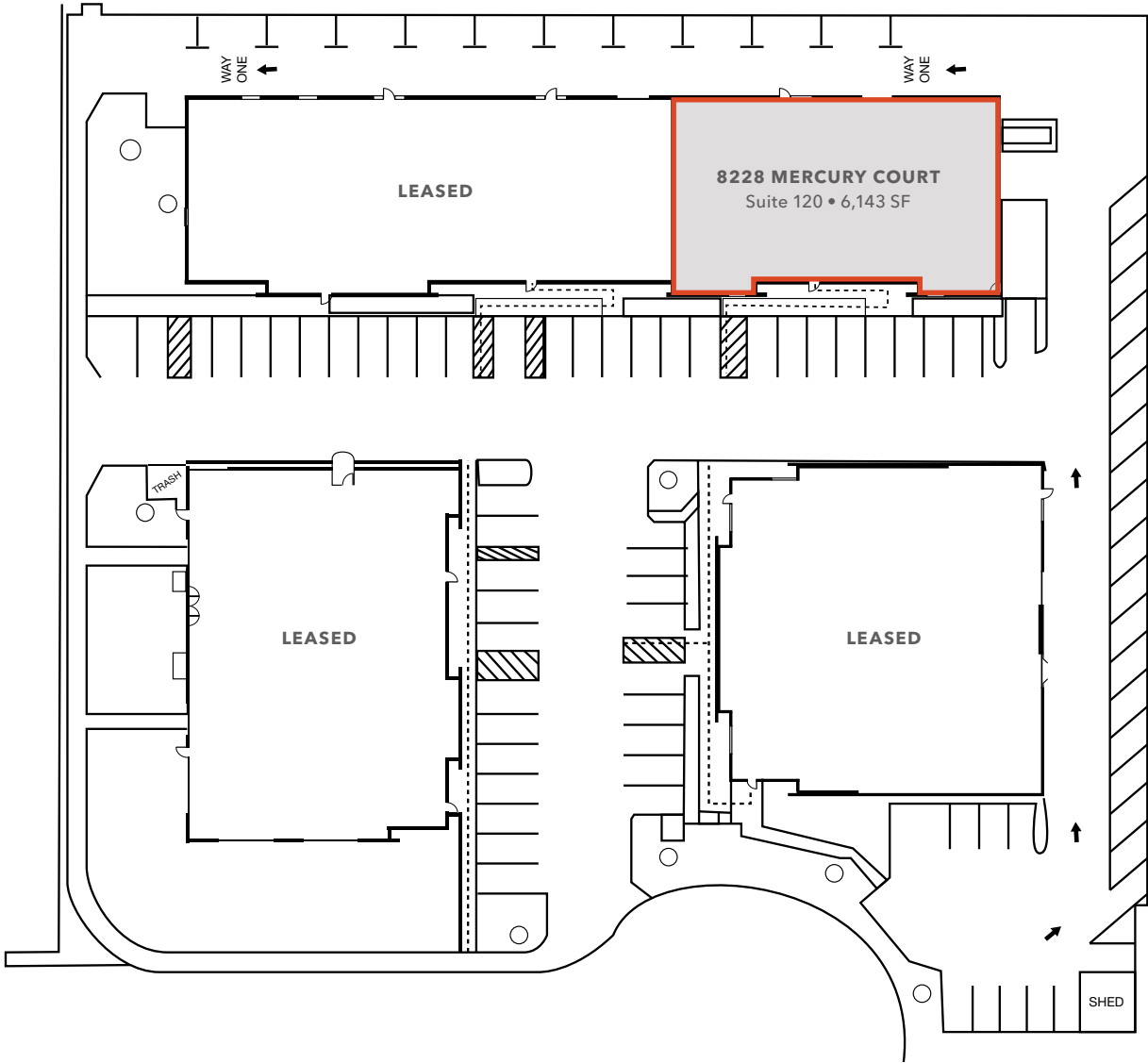
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SITE PLAN



SUITE AVAILABILITY

	Total SF	Office	Warehouse	Monthly Base Rent	NNN	Date Available
SUITE 120	6,143	25%	75%	\$1.95/SF	\$0.61 PSF	9/1/2026

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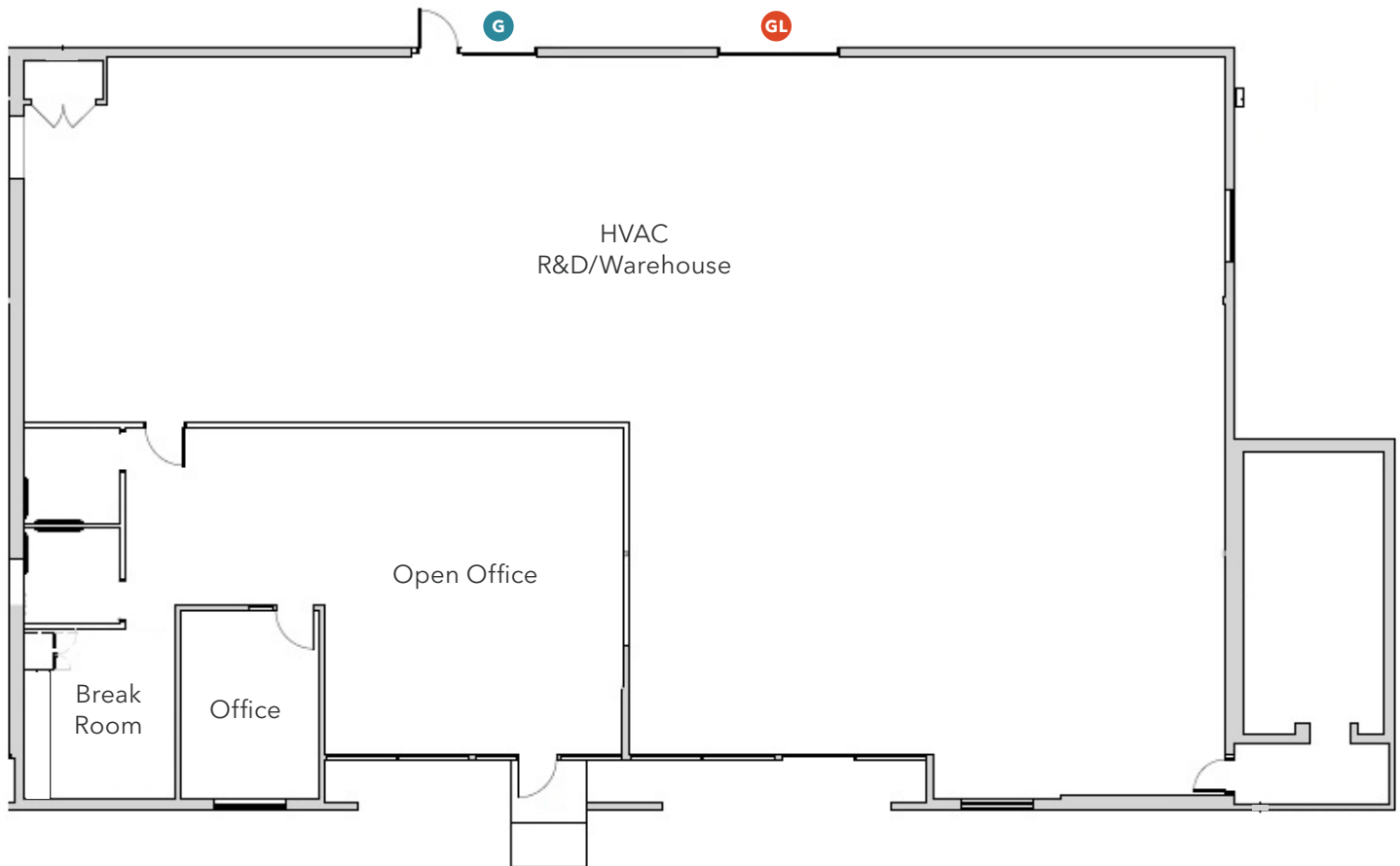
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SUITE 120 | FLOOR PLAN



LEGEND

-  Grade Level Door
-  Glassed In Grade Level Door

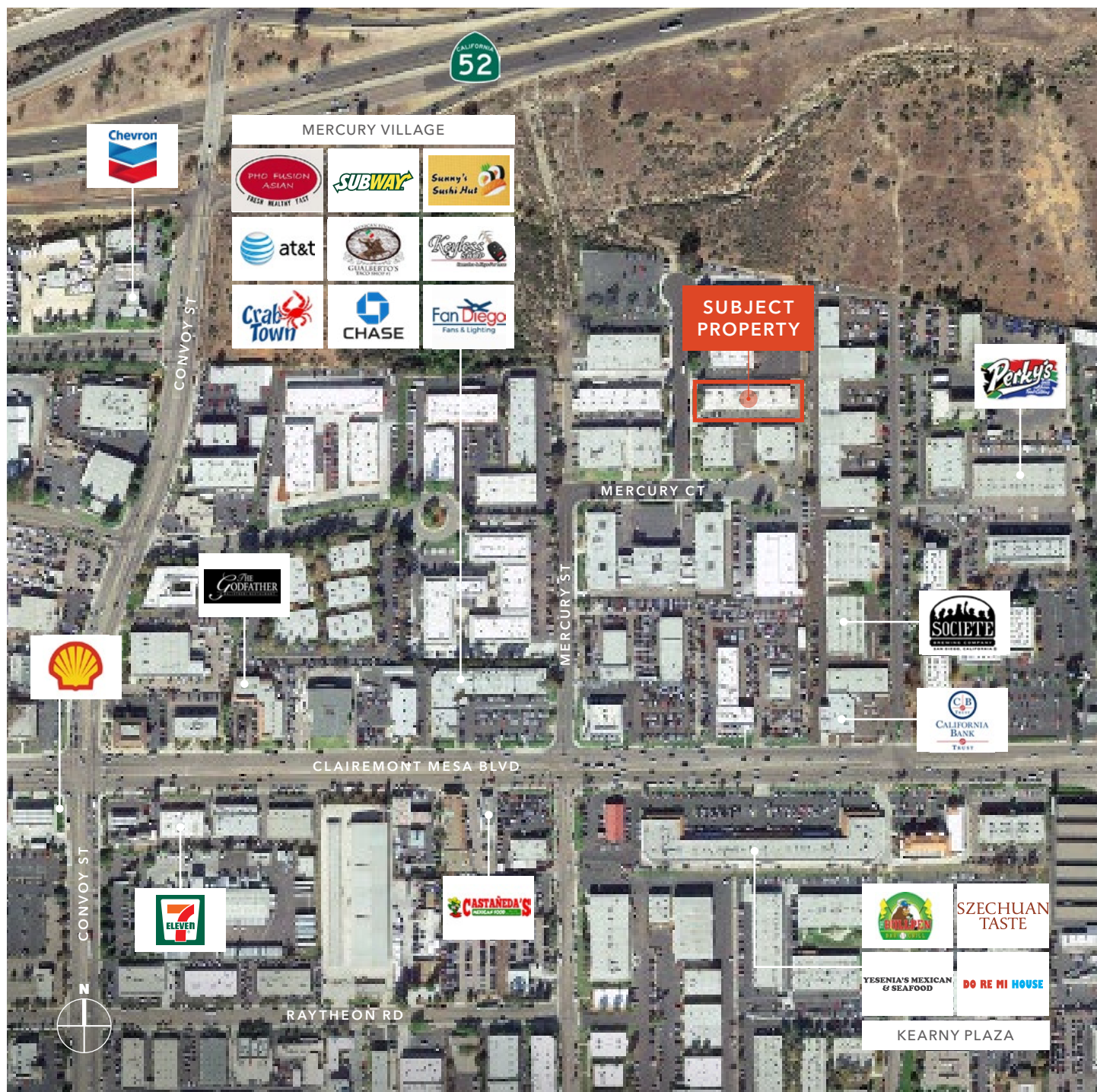
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