

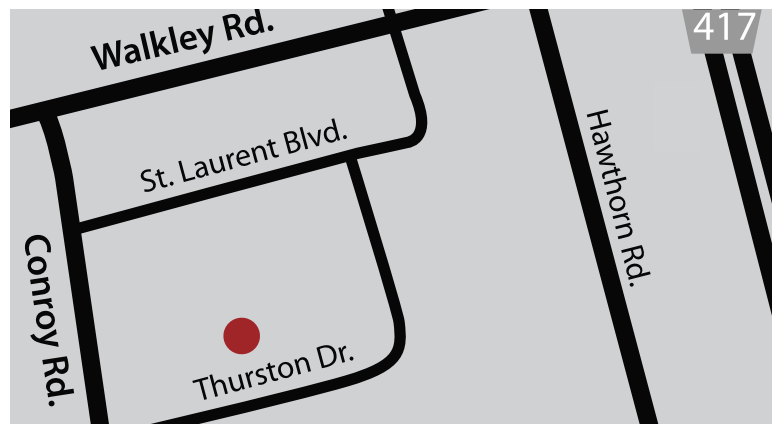


PROPERTY DESCRIPTION

Situated in a campus-style setting, this building, although traditionally used for office space, the units can also be used for flex or industrial spaces. This building has 24-hour security.

FLEX/INDUSTRIAL 6,056 SF available

- Rental Rate: Inquire Within
- Unit 106 is 4,156 SF
- Unit 105 is 1,900 SF
- Operating Costs: \$14.79 PSF (Est 2022)
- Flex warehouse/office space
- Grade level garage door to be added
- Clear height of 9' to under the joist and 11' 3/4
- IL Zoning
- Direct access to units



LOCATION

2171 Thurston Drive is located within the Ottawa Business Park on the north side of Thurston Drive, just east of Conroy Road. The Park is surrounded by a plethora of amenities and has easy access to Highway 417. It is one street south of a major public transportation route.

