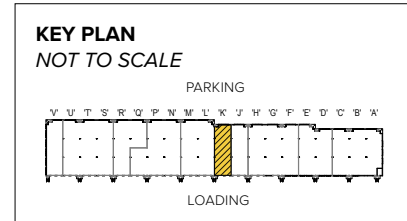


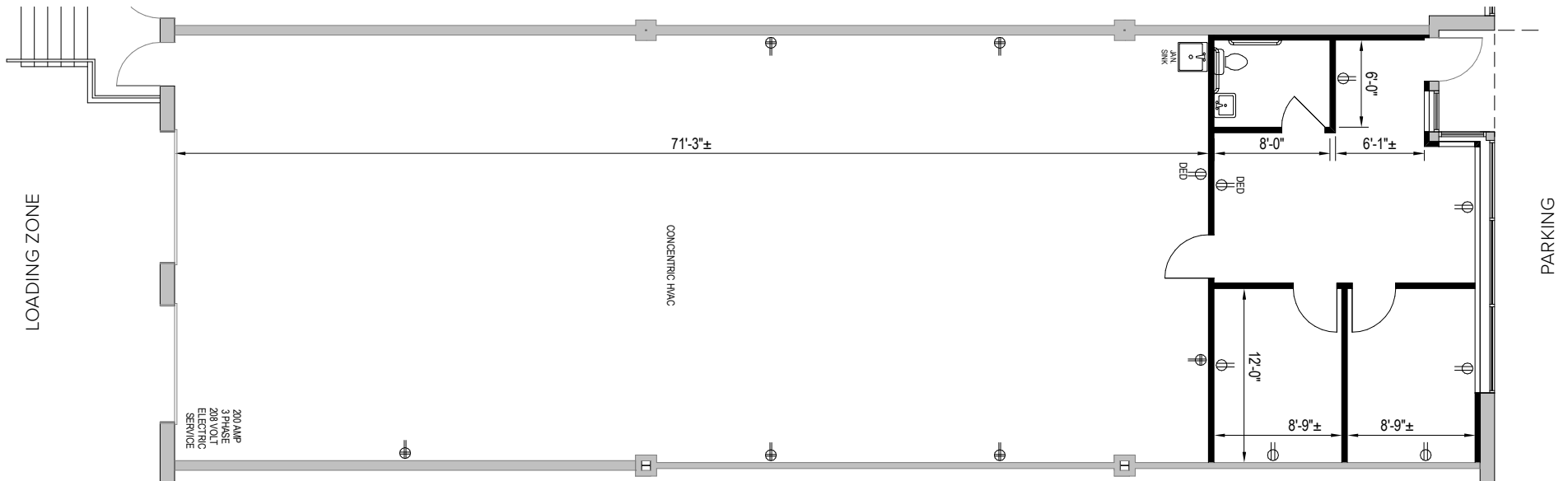


Total SF Available:
2,760 SF

526 sq. ft. office, 2,234 sq. ft. conditioned warehouse with private offices (2), a 9'x10' dock door, and a 8'x10' dock door



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.





Flex/R&D

Direct-Entry Flexible Space

Flex/R&D buildings offer direct-entry suites with 24/7 tenant access. Suites feature 16, 18, or 24-foot ceiling heights with dock and drive-in loading capabilities, and wide truck courts at the rear of the buildings.

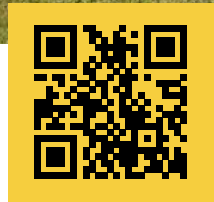


Flex/R&D Buildings

795 Cromwell Park Drive	48,120 SF
796 Cromwell Park Drive	59,520 SF
797 Cromwell Park Drive	56,640 SF
798 Cromwell Park Drive	56,640 SF
799 Cromwell Park Drive	66,240 SF
810 Cromwell Park Drive	72,240 SF
806 Cromwell Park Drive	72,240 SF
820 Airport Park Road	27,000 SF
871 Cromwell Park Drive	33,120 SF
881 Cromwell Park Drive	33,120 SF
883 Airport Park Road	27,665 SF
889 Airport Park Road	33,116 SF
890 Airport Park Road	41,938 SF
899 Airport Park Road	68,826 SF
681 Hollins Ferry Road	33,120 SF
6934 Aviation Boulevard	45,780 SF

Flex/R&D Specifications

LEED (<i>select buildings</i>)	Designed
Suite Sizes	2,520 up to 72,240 SF
Ceiling Height	16 ft. clear minimum
<i>871 & 881 Cromwell Park Drive</i>	18 ft. clear minimum
<i>899 Airport Park Road</i>	24 ft. clear minimum
Parking	4 spaces per 1,000 SF
Construction	Brick on block
Loading	Dock or drive-in
Zoning	W1



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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space nationwide.

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