

MAGNOLIA CROSSING PHASE III



PROPERTY FOR SALE

\$2,600,000

Fantastic property for sale in fast growing area. The Magnolia area is rapidly growing and this property is located in an ideal location near the 2978 and 1488 intersection. Magnolia Crossing Phase III is a three (3) building office flex project consisting of 19,731 SF and is situated on 1.987 acres. Suite sizes range from 454 to 2925 square feet. This property boasts beautifully landscaped walkways and courtyard areas. Magnolia Crossing Phase III is third in a nine building complex. The nine buildings are divided up among three buildings per phase, which can be sold as phases together or separately. All leases are structured on a NNN basis. Other features include:

- ◆ Tranquil courtyard area
- ◆ High traffic area
- ◆ New Construction
- ◆ Abundant parking
- ◆ Individually metered suites
- ◆ Conveniently located

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