

February 28, 2024

To whom it may concern:

Seventeen Services seeks a zone change for 2.35 Acres at 8111 Patel Drive. The speculative build will include about 2,100 SF of office space and 38,610 SF of warehouse space. The building is suitable for processing or storing materials that comply with IBCS-2, which means low-hazard storage. The ideal tenant will be able to perform light manufacturing and production, including but not limited to assembly, processing, fabrication, packaging, and movement of goods. The architectural characteristics include a blend of industrial and traditional materials, allowing this building to blend nicely into its C-3 and M-1 surroundings.

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