

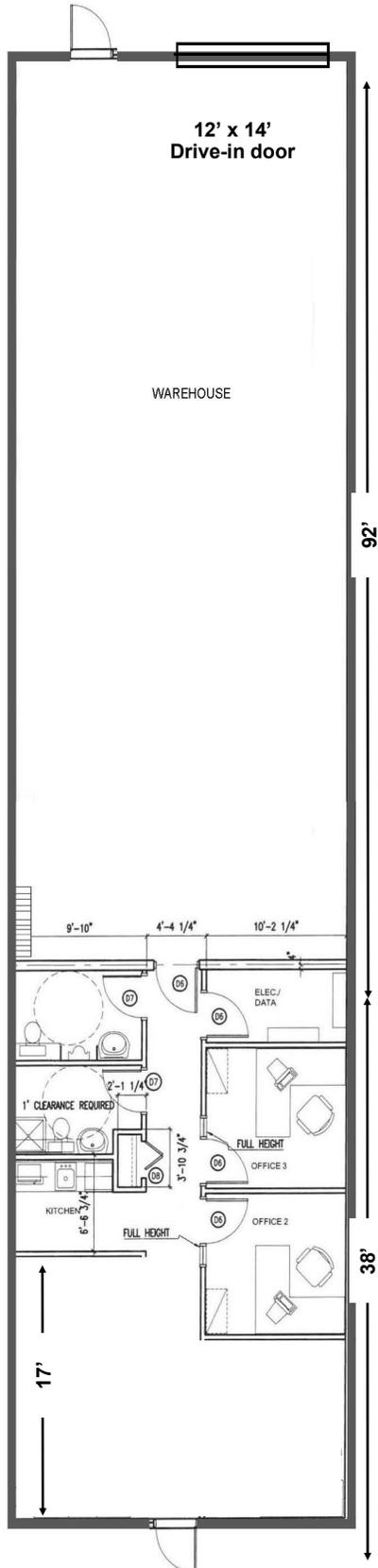
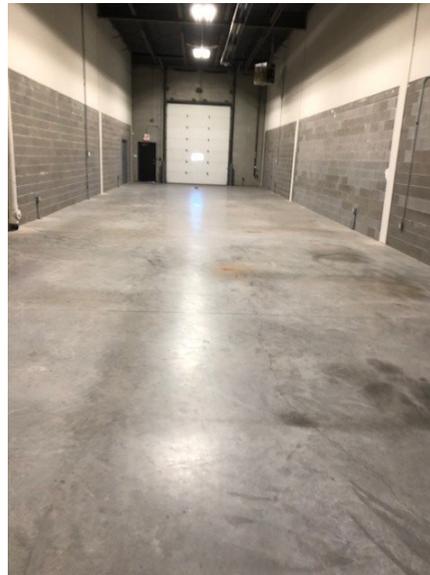


## HIGHLIGHTS / FEATURES

- Newer building
- Easy access to transportation routes
- Large marshalling area at rear
- Ample double row parking at front with additional parking at rear
- 3,500 sq. ft. of storage yard (fenced & gated) available
- I-G Zoning

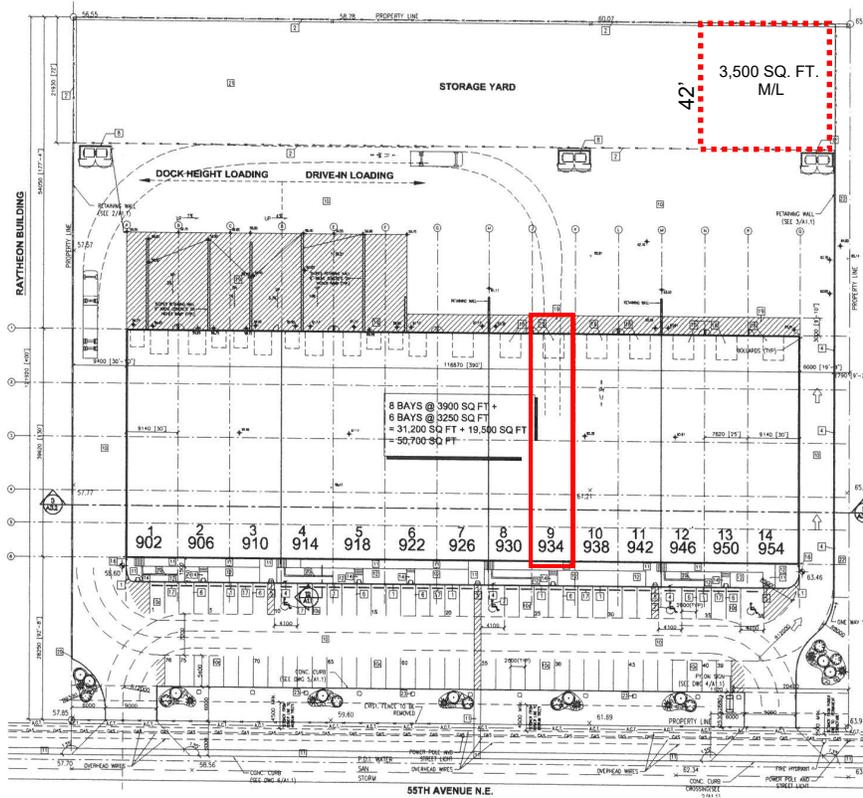
## PROPERTY INFORMATION

Usable Area:	3,250 sq. ft. (25' x 130')
Office:	950 sq. ft.
Warehouse:	2,300 sq. ft.
Loading:	1x O/H drive-in, 12'x14'
Power:	100 amp @ 600 volt 3 phase
Ceiling Height:	24' clear
Lease Rate:	\$9.50 psf year 1 with escalations
Op Costs:	\$6.21 psf (est. 2021)
Possession:	Immediate



25'

\*NOT TO SCALE



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