

#### PROPERTY FEATURES

- CENTRALLY LOCATED
- EXCELLENT ACCESS TO HWY 100 & I-394
- AMPLE RETAIL AND AMENITIES NEARBY





Lease Rate Negotiable

**Available SF** 9,000 SF

Total Land 2.09 Acres

**Year Built** 1980

Clear Height 18'

**Loading** 3 Docks

Parking 84 Stalls

**Power** Heavy Power

HVAC Fully Air-Conditioned

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**Sprinklered** Fully sprinklered

**Zoning** I-P Industrial Park

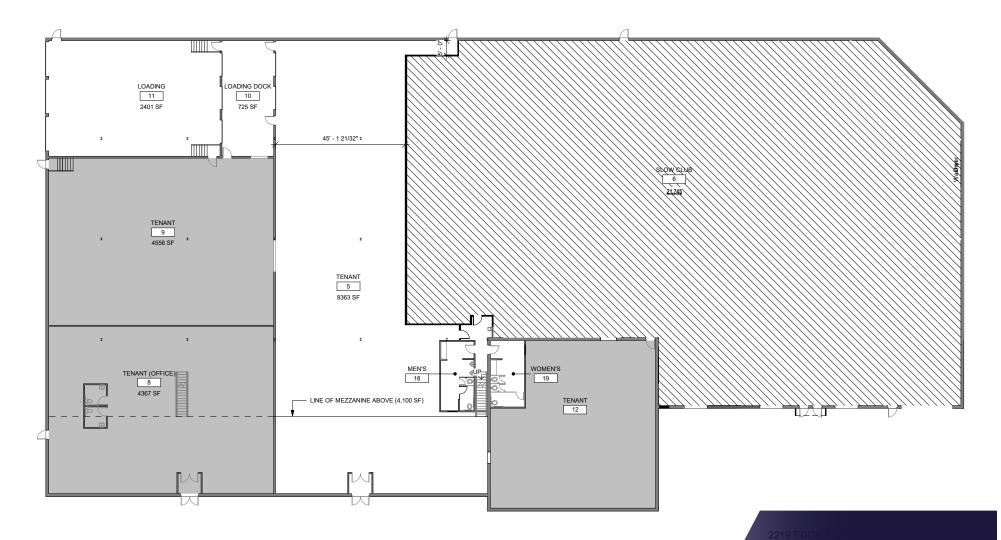
**2025 Property** \$154,006.36 (\$3.08

Taxes PSF)
2025 Cam

**Estimate** 

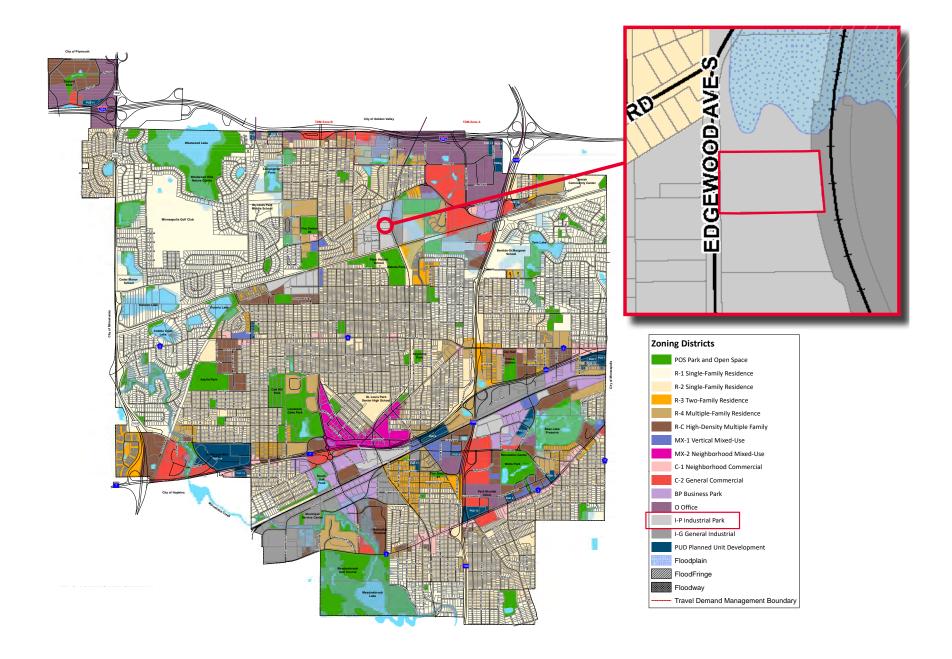
\$1.50 PSF

#### **FLOOR PLAN**

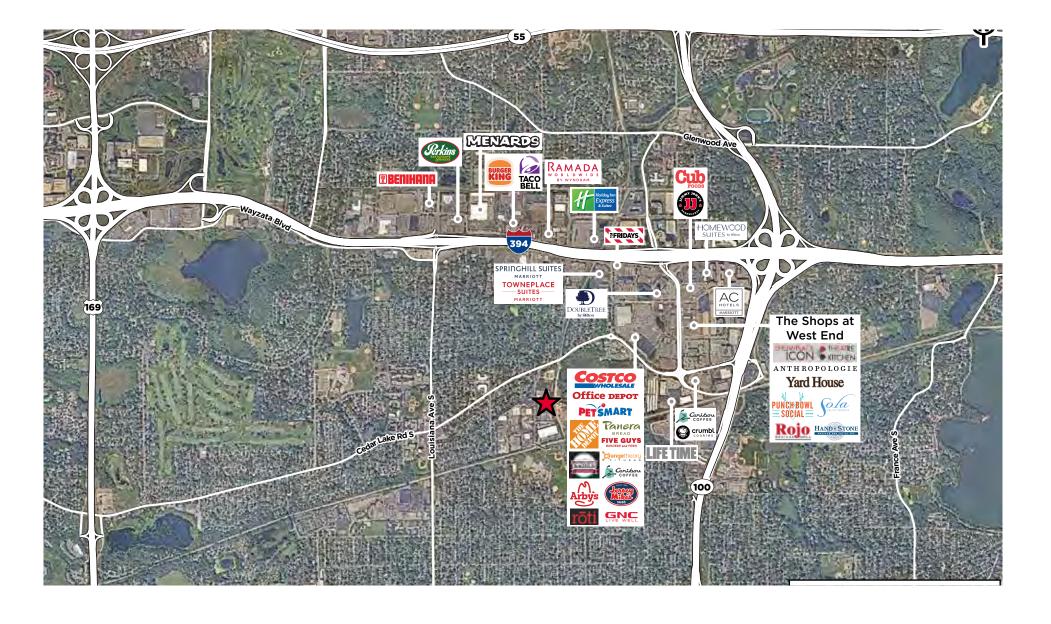


9,000 SF AVAILABLE

## ZONING

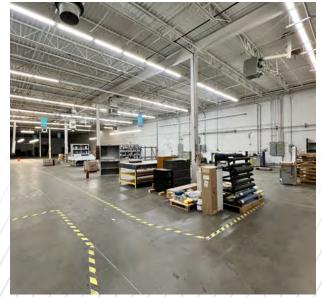


### **AERIAL AMENITIES**



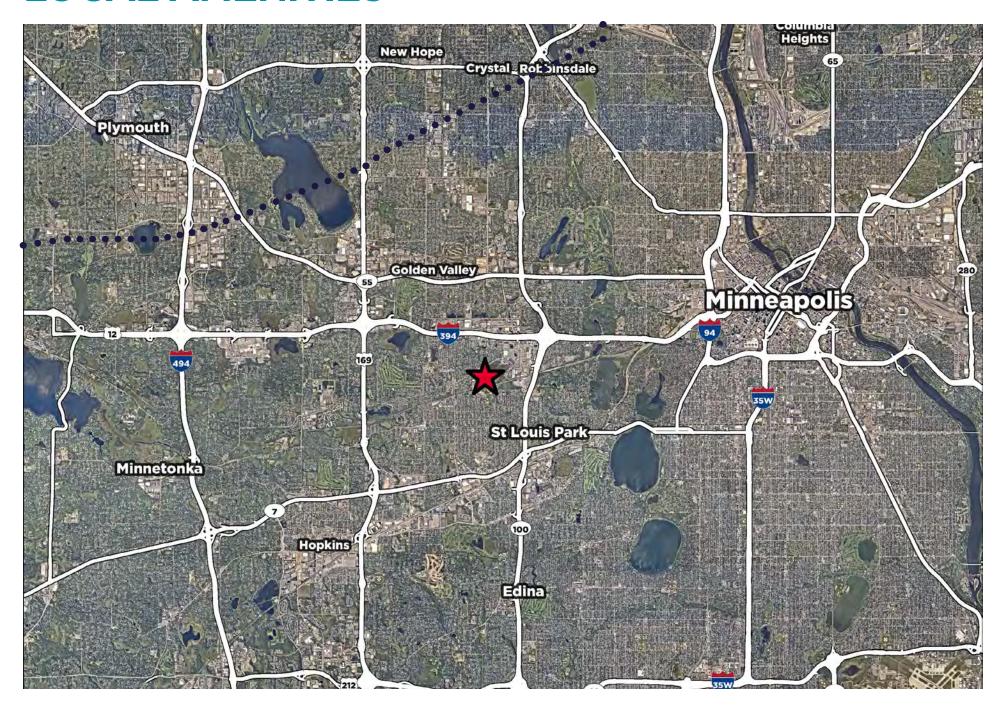


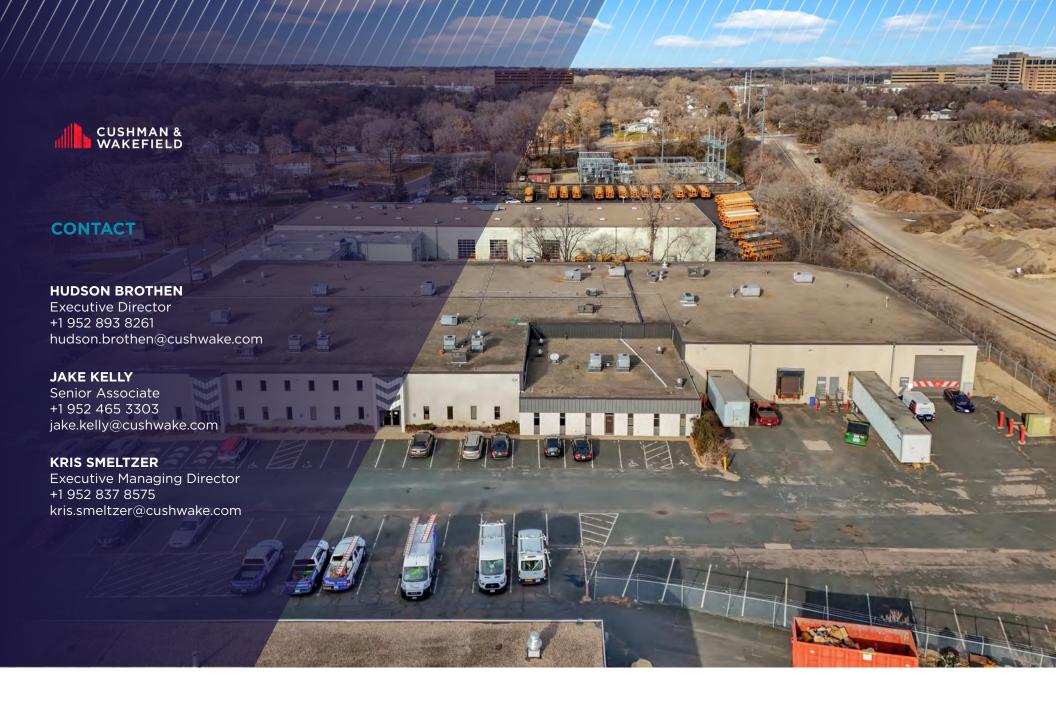






# **LOCAL AMENITIES**





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