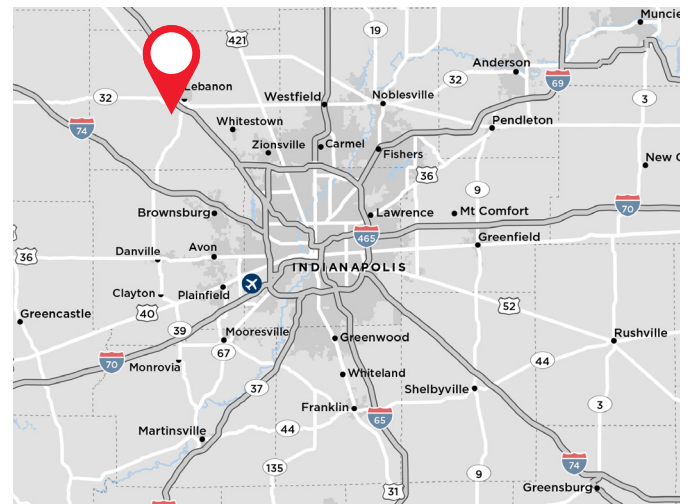




**KEY FEATURES**

- 22,000 total square feet (demisable)
  - 13,200 SF (1,500 SF & second floor office)
  - 8,800 SF (640 SF office)
- 3 dock doors (10' x 10') with hydraulic leveler
- 3 drive-in doors (14' x 14')
- Clear height: 20'
- Lighting: LED on motion sensors
- Zoning: I-1
- Parking: 32 designated auto parking spaces
- Outside storage parking in the rear (.75 acres)
- Year built: 2004
- Asking lease rate: \$12.00/SF NNN



**FOR MORE INFORMATION, CONTACT:**

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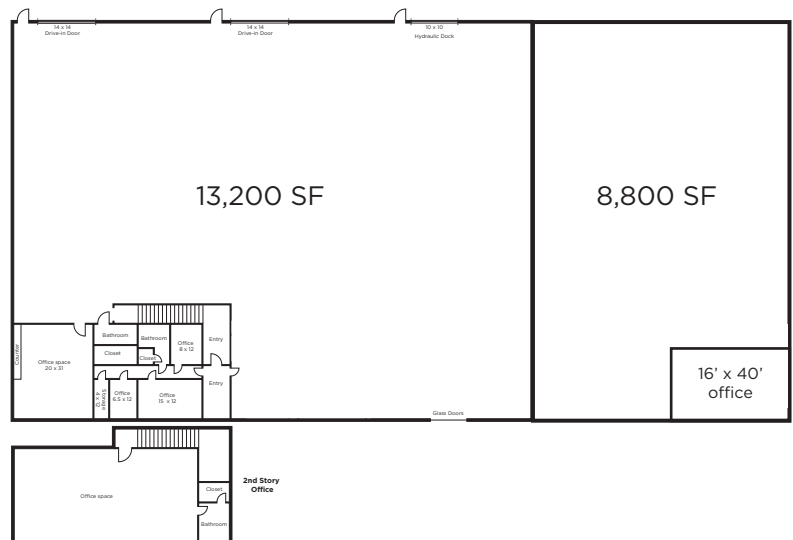
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## 22,000 SF

<b>Available Space</b>	22,000 SF (demisable) 13,200 SF (1,500 SF & second floor office) 8,800 SF (640 SF office)
<b>Timing</b>	8,800 SF available now 13,200 SF available 11/1/2026
<b>Clear Height</b>	20'
<b>Dock Doors</b>	3 dock doors (10' x 10' with hydraulic leveler)
<b>Drive-ins</b>	3 drive-in doors (14' x 14")
<b>Lighting</b>	LED on motion sensors
<b>Power</b>	5 different electric services of 120/208 volt 200 amp 3 phase power Total building 1,000 amps
<b>Floor</b>	6 inch reinforced
<b>Year Built</b>	2004
<b>Zoning</b>	I-1



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