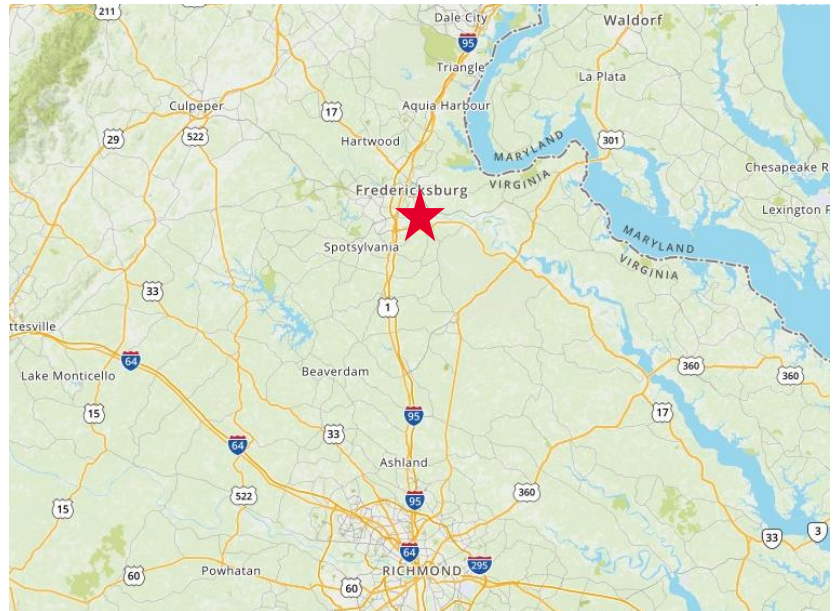




Property Features

- 39,000 SF warehouse
- 2.54 acres
- Rail Access
- Zoned I-2; Heavy Industrial
- 100% NNN leased by Cello-Foam North America, Inc.
- 8% cap rate
- Leased through 3/31/21
- One three-year option
- Asking Price: \$3,000,000



For more information, contact:

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Specifications

Total Size	39,000 SF
Acres	2.54
Asking Price	\$3,000,000
Cap Rate	8%
Year Built	2007
Zoning	I2 Heavy Industrial

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,254	44,524	100,319
No. of Households	1,148	16,376	36,633
Avg. HH Income	\$81,538	\$99,114	\$96,486
Daytime Population	2,816	27,337	63,262



Rail Access



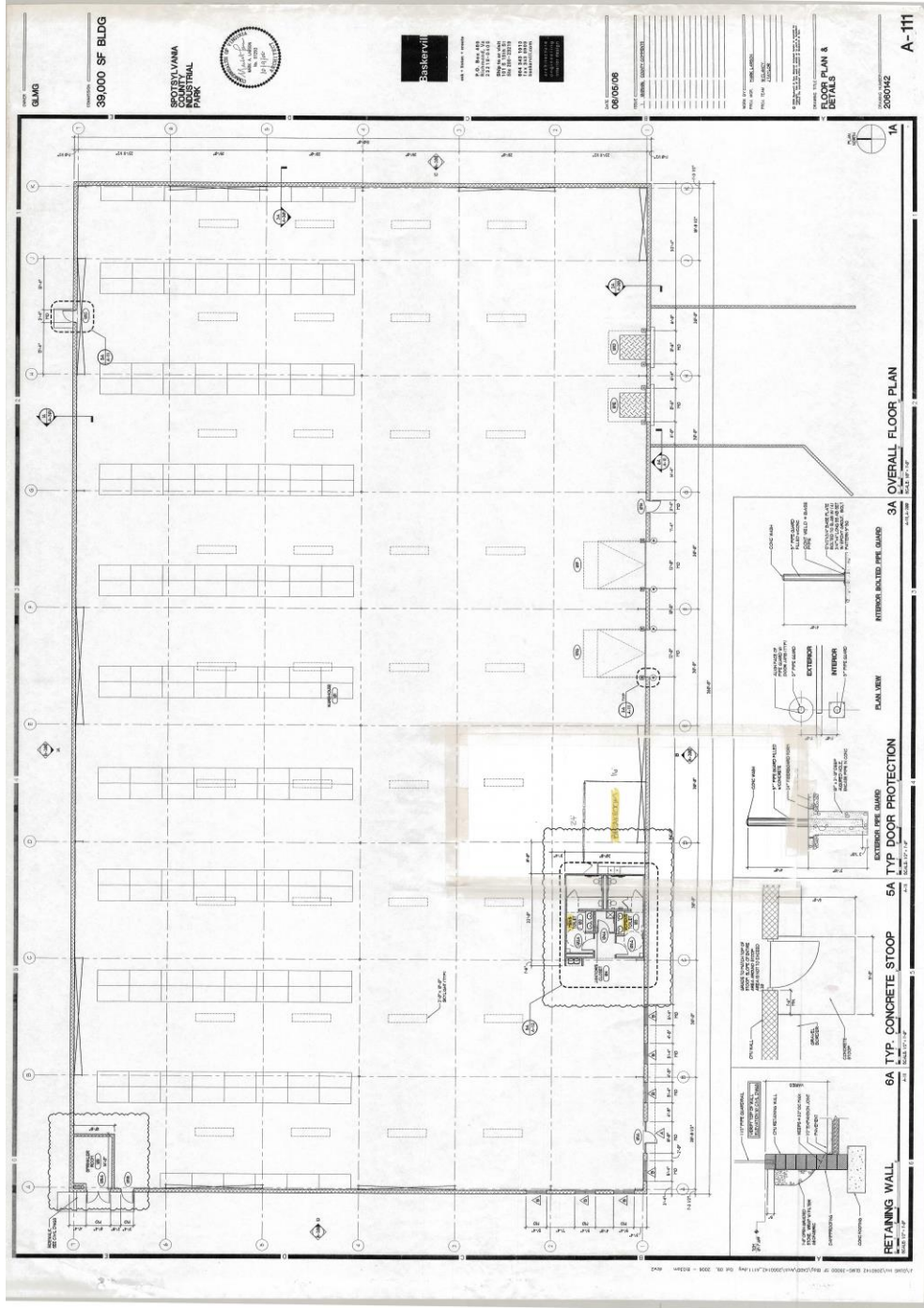
Tax Map 25-A-8HH

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FLOOR PLAN



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