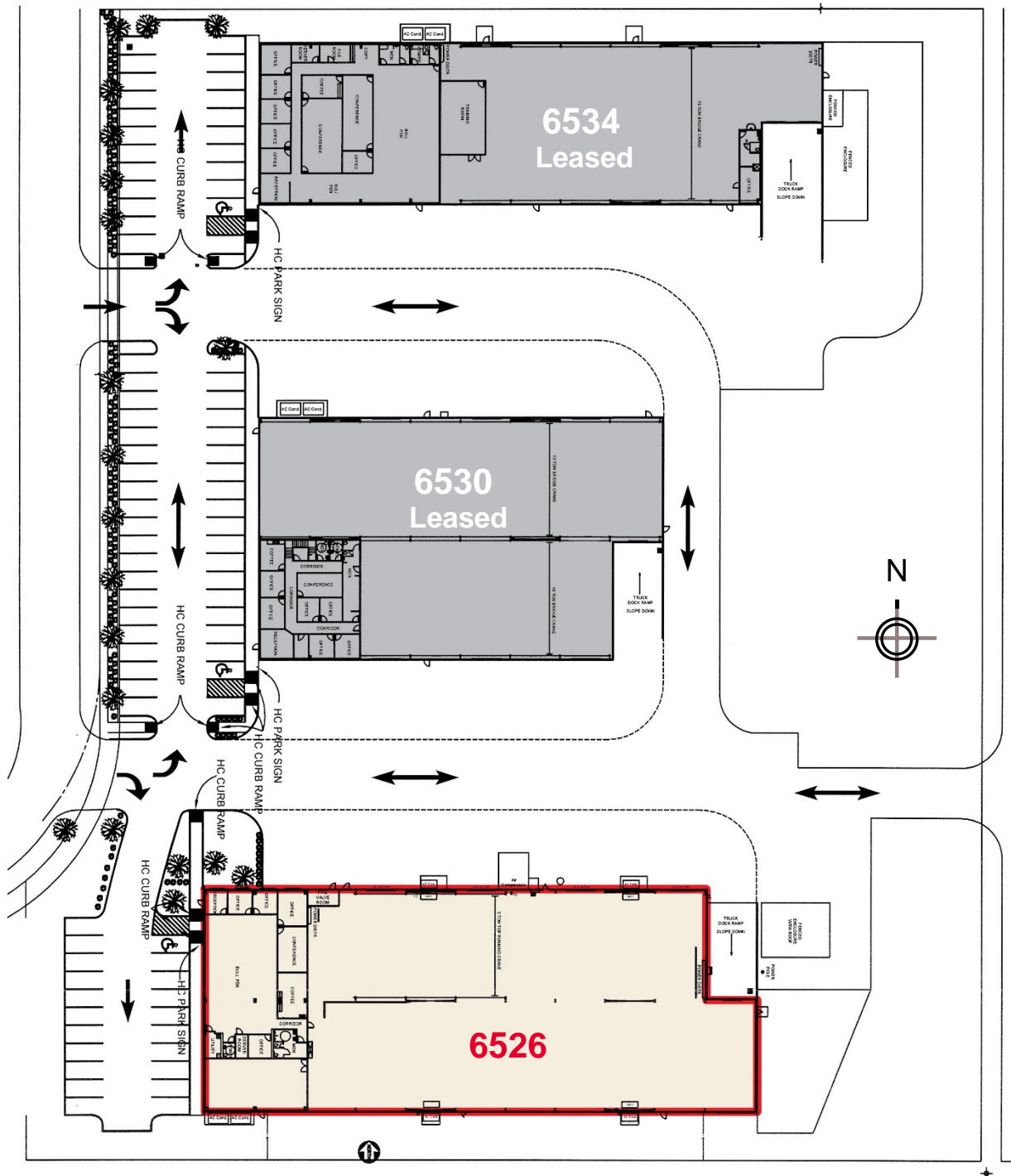
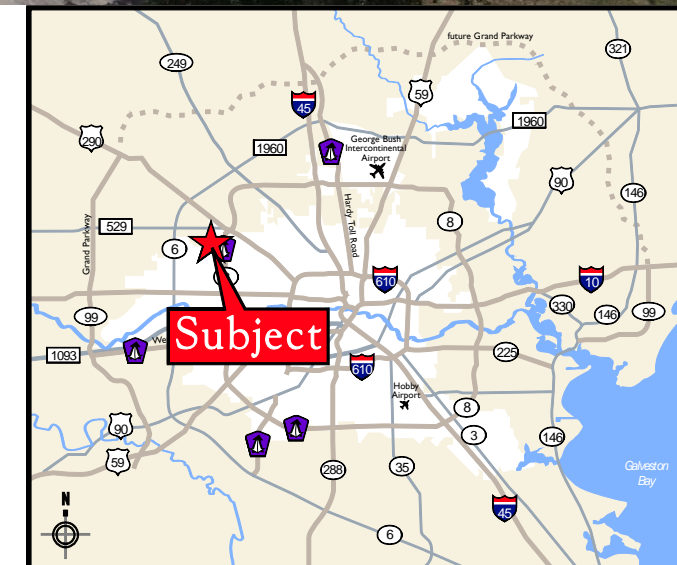


Overall Site Plan



- ±28,875 sq. ft. tiltwall warehouse on ±2 acres
- ±4,200 sq. ft. of office
- 1600 amp electric service, 800 amp, 3-phase, 480V existing
- 63 T—5 fixtures in warehouse
- Shop fully HVAC w/4 units
- 5-ton crane in part of one bay – 10-ton crane ready – 20' hook
- Sprinklered
- One dock door; three grade-level doors
- Diamond shop floor covering
- Air-line network in shop
- Video security cameras & alarm system in place
- Two 55' bays
- Lease rate: \$0.79/sq. ft. net
- OPEX (est.): \$0.214/sq. ft. / month



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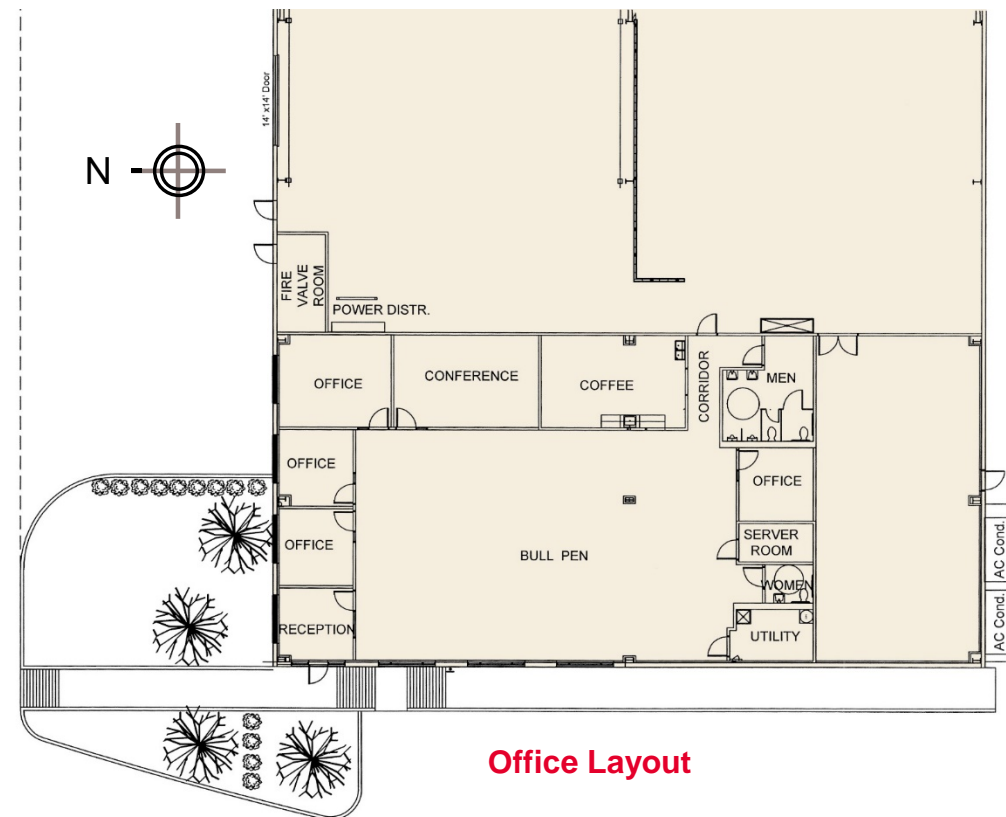
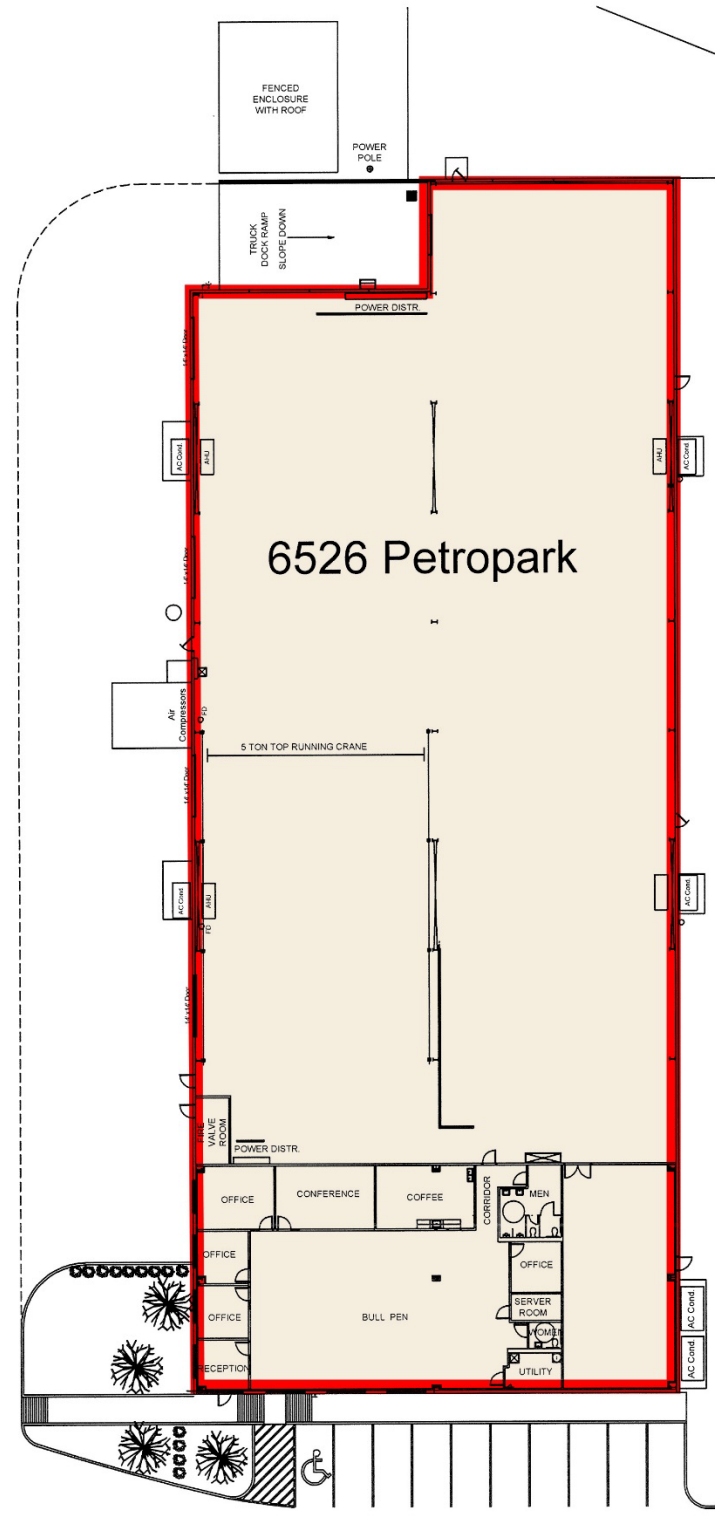
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Floor Plan



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