



Property Features

- 53,255 SF total, 2.98 acres, corner lot on Solo Rd and Chestnut Ave; all utilities to site, zoned M-1 (light industrial), Hub, Enterprise and Opportunity Zone, 70 parking spaces, .5 miles to I-664 interchange
- Phase 1 – front building, ±8,459 SF total of ±4,200 SF is office and 4,259 SF is warehouse, 10-year roof coating applied 2016, building originally built in 1960, renovated in 1995
 - Office – reception with vestibule security access, 9 private offices, small conference room, large bull pen support area for admin., M/W restrooms, kitchen area;
 - Warehouse – one grade level door (10' x 10'), 12'8" clear, gas heat, ceiling fans
- Phase 2 – middle building, 12,375 SF total, small office area (725 SF) with second floor (second floor SF not included in total), M/W restrooms, 21'9" up to 30'3" clear, access to front building via one 10' x 10' door and access to back building via one 10' x 16' door, access to loading area via two (10' w x 12' h doors), loading area has three dock loading positions, one ramp onto same covered loading area, 10-year roof coating applied 2016, originally built in 1982.
- Phase 3 – back building built in 1996, ±32,421 SF total, 1,290 SF of office, 31,131 SF warehouse, mezzanine above office (mezzanine SF not included in total), original roof, heavy power (3,000 amps, single and three phase).
 - Office area includes 4 private offices, one breakroom, M/W restrooms;
 - Warehouse - wall fans, opaque side wall panels for natural light, access to exterior via one grade level door (12' h x 10') and one pick up truck height door (12' h x 10'), 24'9" – 29'3" clear
- Sales Price – \$3,500,000 (\$65.00 PSF)

For more information, contact:

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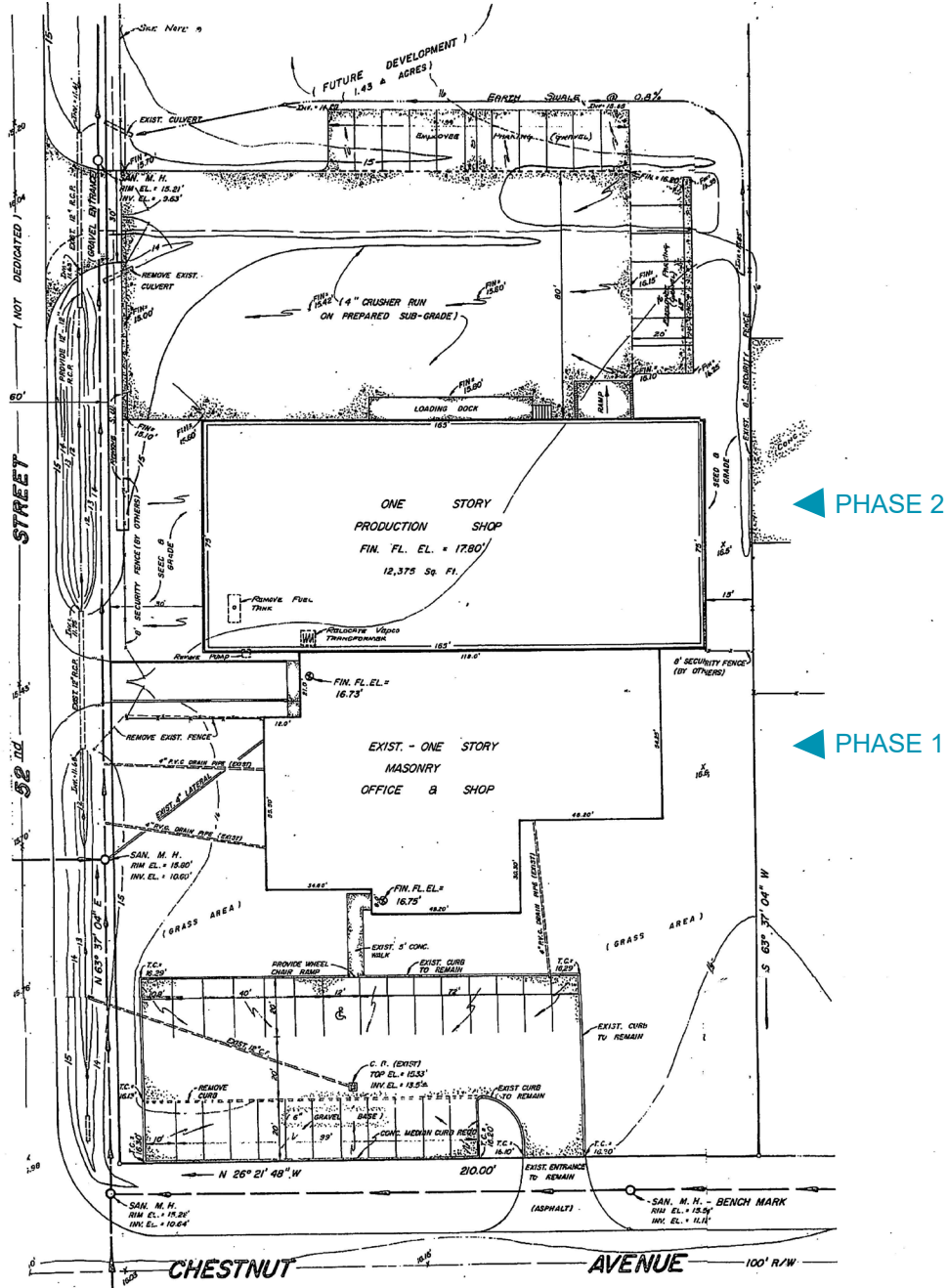
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SITE PLAN PHASE 1 – PHASE 2

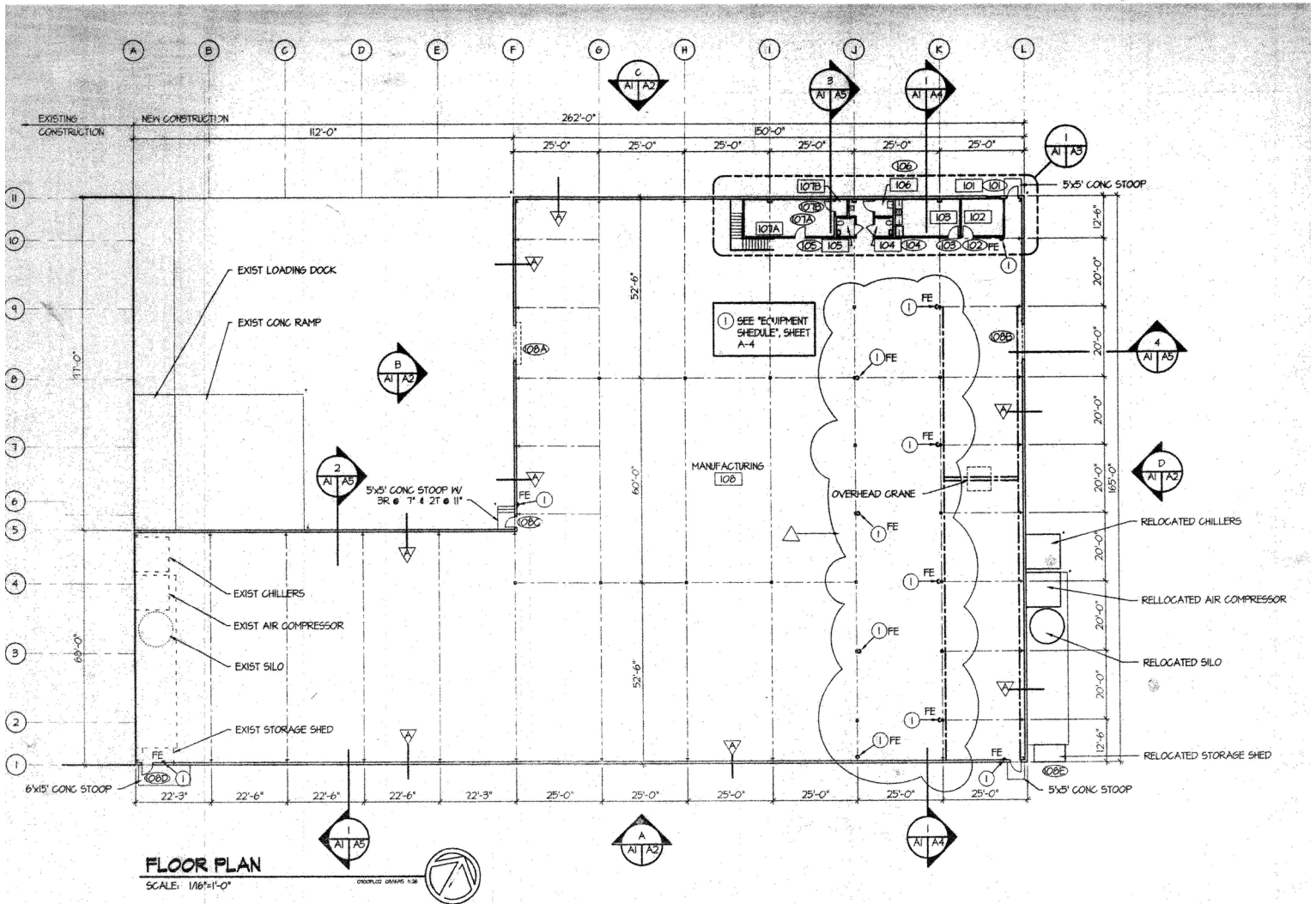


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SITE PLAN – PHASE 3



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