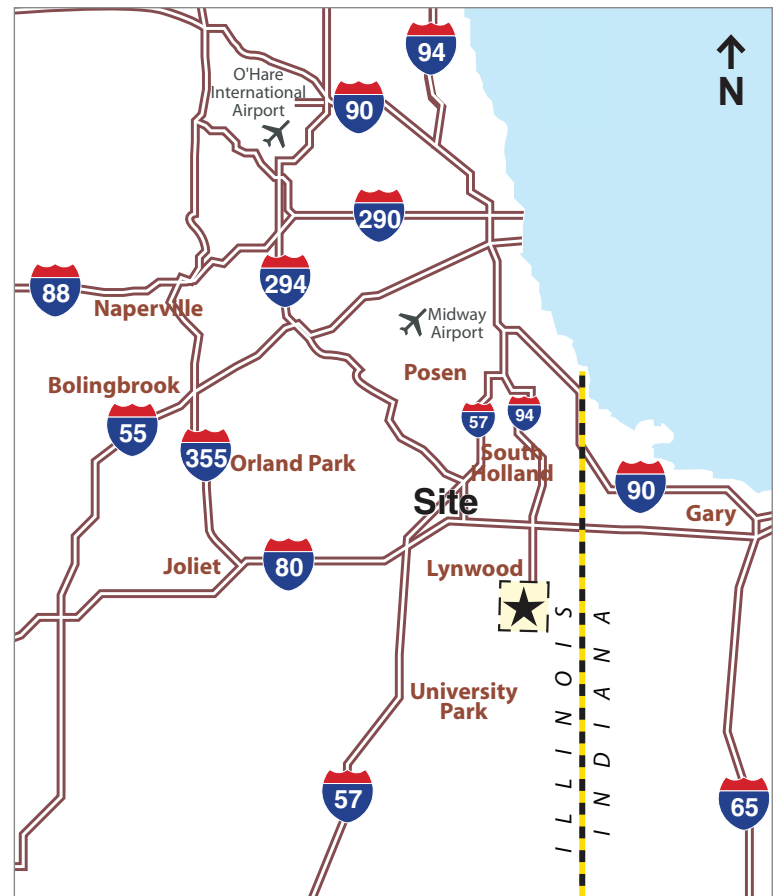




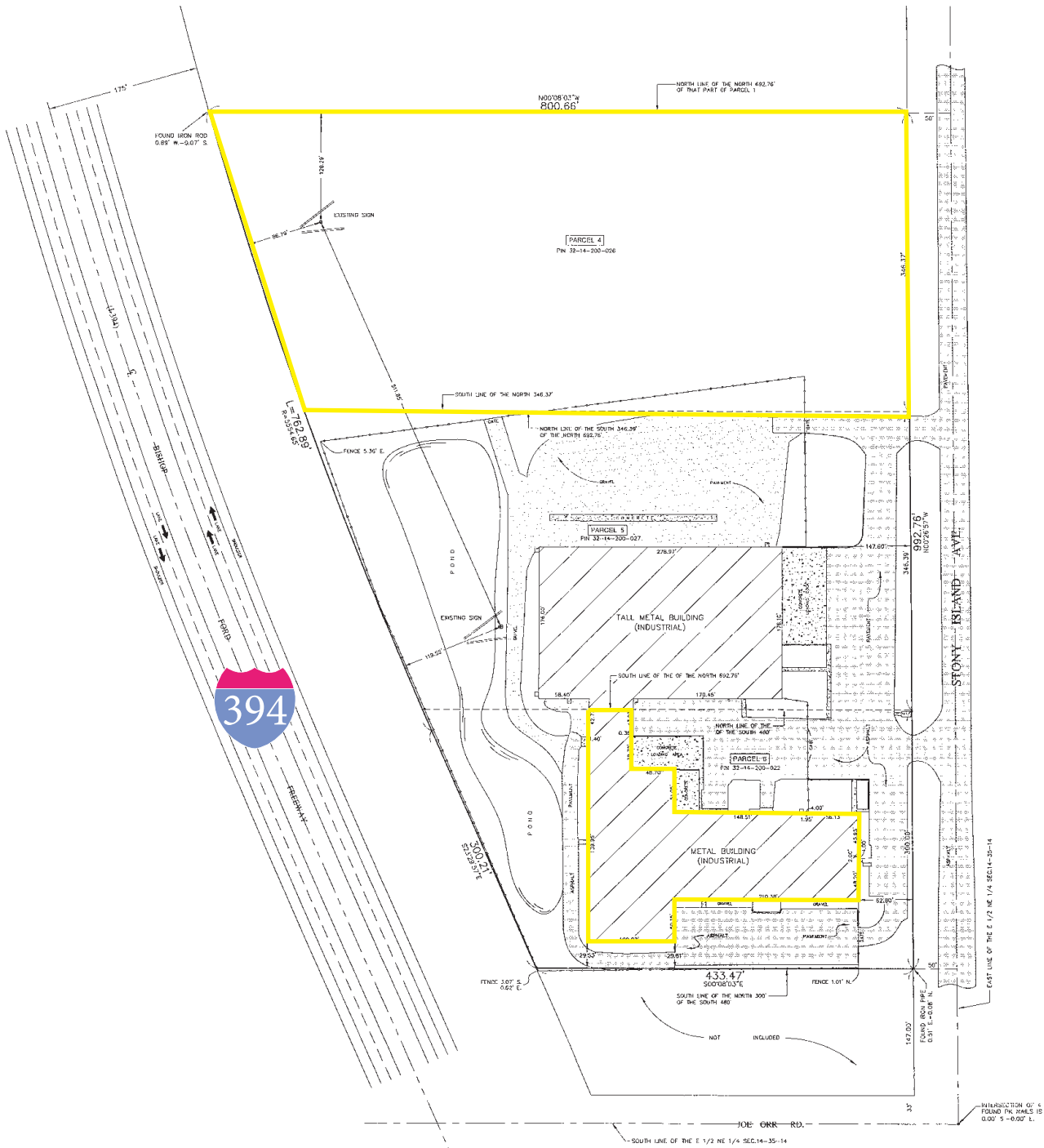
## C Class Eight Tax Abatement Eligible!

### BUILDING SPECIFICATIONS:

<b>Total Building:</b>	±45,878 SF
<b>Lot Size:</b>	±3.43 Acre site with additional ±6 acres of outside storage
<b>Office:</b>	±20,000 SF
<b>Clear Height:</b>	22'
<b>Loading:</b>	Three (3) Exterior Docks w/ Levelers Three (3) Drive-in Doors
<b>Lighting:</b>	T-8
<b>Parking:</b>	±75 Spots
<b>Sprinkler:</b>	ESFR
<b>Real Estate Taxes:</b>	\$39,918 (2016 estimate)
<b>Lease Price:</b>	\$5.50 Gross PSF
<b>Sale Price:</b>	Building: <del>\$1,650,000</del> ( <del>\$36.00 PSF</del> ) \$1,100,000 (\$24.00 PSF) Land: \$300,000 (\$1.15 PSF)
<b>Comments:</b>	<ul style="list-style-type: none"><li>• Racking available</li><li>• Highway visibility with good access to 394</li><li>• 6B Eligible</li><li>• Trailer parking available</li></ul>



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