



BUILDING SPECIFICATIONS:

Building Size: 84,174 SF (expandable)
 ±20,000 SF Office/Locker Room/R&D Kitchen
 ±25,450 SF Production space
 ±28,245 SF Warehouse
 ±5,000 SF Freezer
 ±2,980 SF Cooler

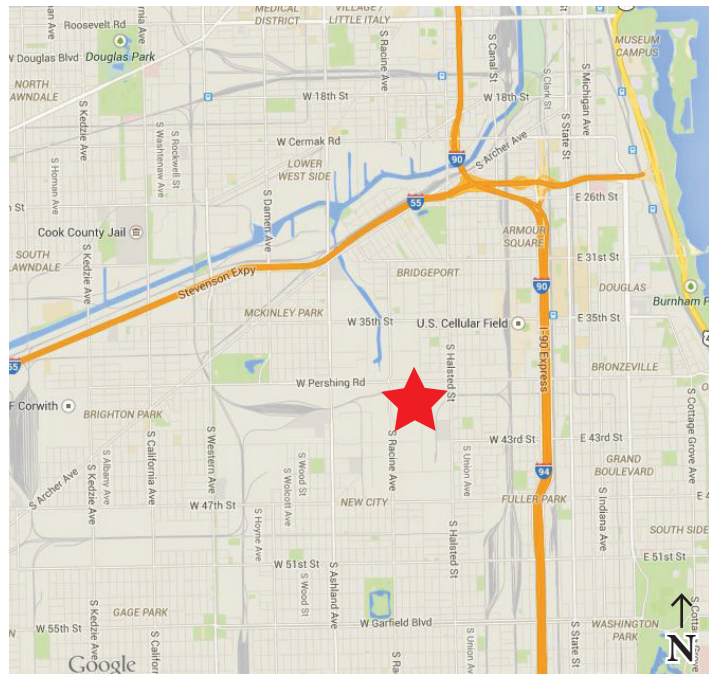
Total Land Area: 8.5 acres (370,000 SF)

Ceiling Height: 17' Clear - Production area
 28' Clear - Freezer/cooler/warehouse

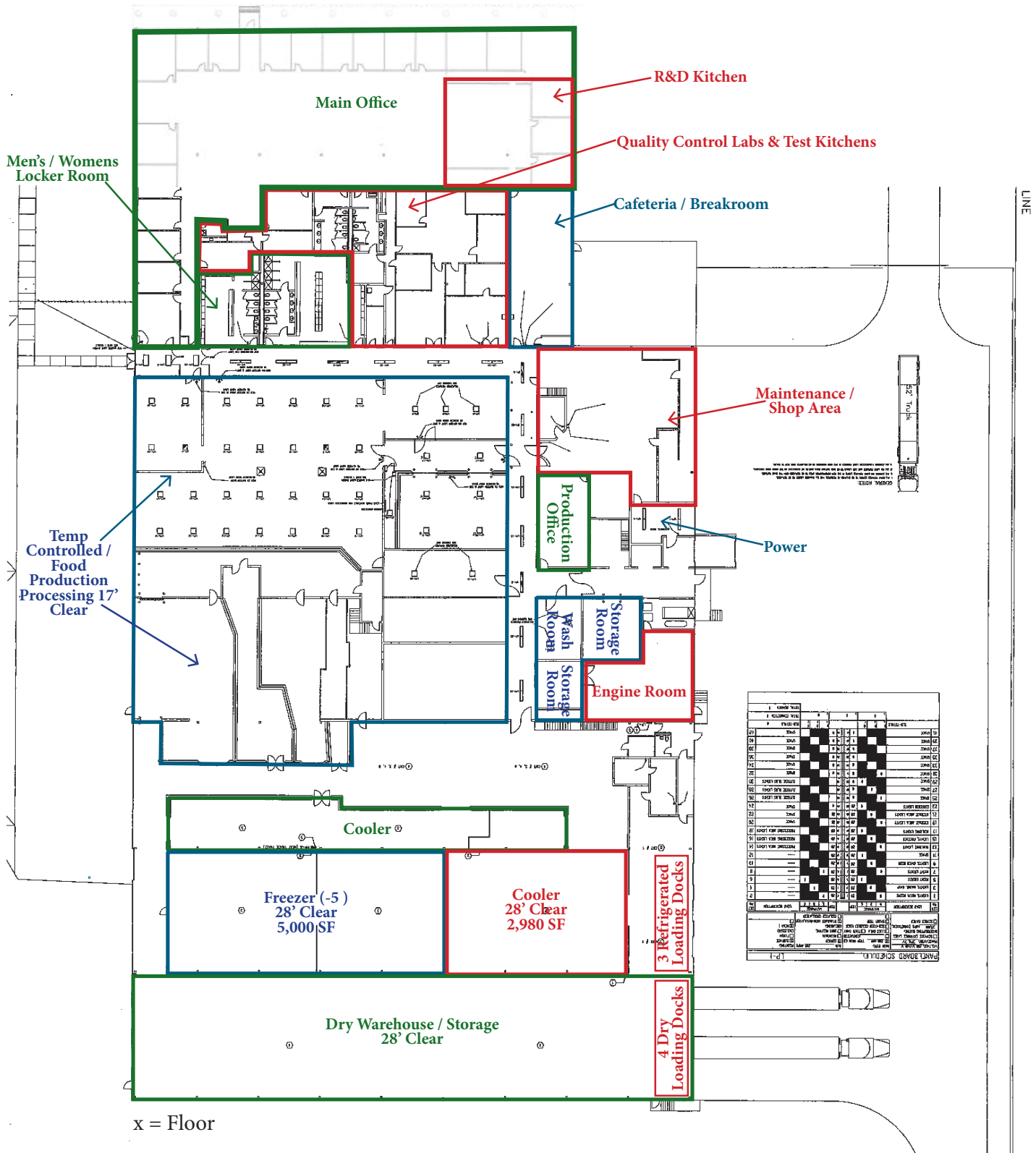
Property Taxes: \$117,000 (\$1.39 PSF)

- Comments:**
- Micro QA labs/R&D kitchen
 - Full perimeter fencing
 - 7 Loading docks (expandable)
 - ±150 Auto parking (expandable)
 - ±5 Trailer spots (expandable)
 - New refrigerated loading docks

Pricing: Lease: \$6.95 PSF Net
 Sale: STO



Certain Principals of Lee & Associates may have a direct or indirect ownership interest in this property.



x = Floor

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