

# 12113 Kirkham Road

FOR SALE | HIGH QUALITY FLEX BUILDING



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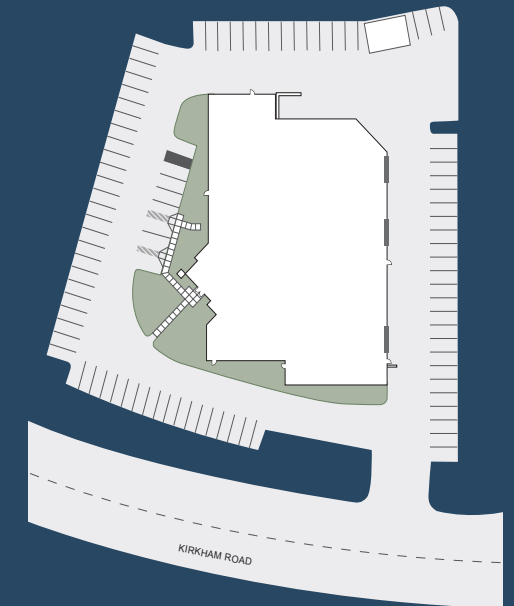
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12113 Kirkham Road is a high quality free-standing Flex building (built by Hamann Construction in 1997) offering Dock and Grade Level loading. The building has concrete drives and is designed to provide drive around truck access with 94 parking spaces.

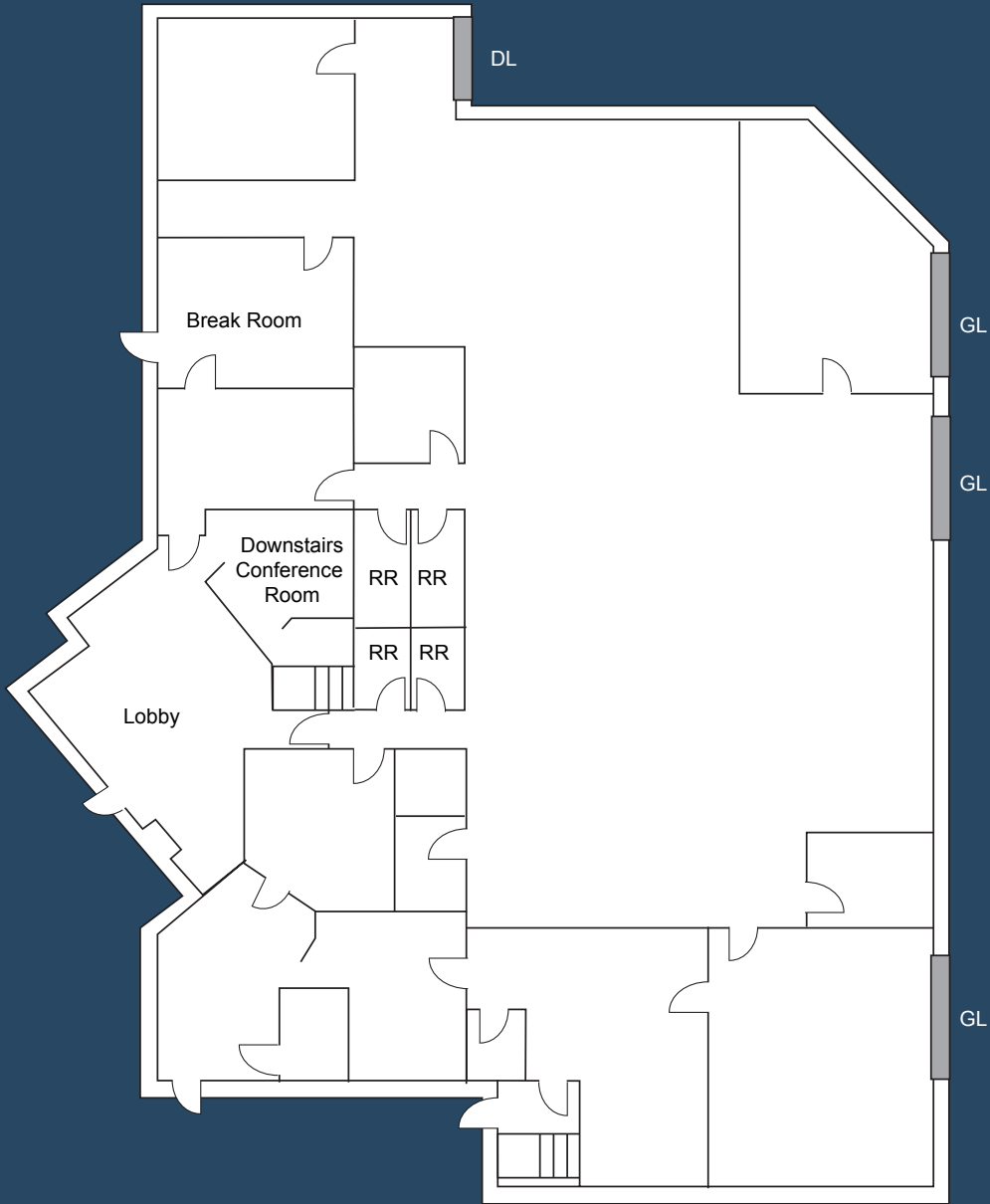


## BUILDING FEATURES

- Approximately 29,335 square feet
  - ±28,735 SF flex building
  - ±600 SF accessory building
- 2.31 acre lot
- ±7,500 SF of office area
- ±5,000 SF of HVAC production area
- Functional floor plan
- 22' clear height
- Great signage opportunity
- 1 dock door
- 3 grade level doors
- Drive around access
- 94 parking spaces (3.3/1,000)
- Concrete driveway
- Sprinklered
- Power: 2,000 Amps 120/208 3 Phase
- Price: \$4,488,255 (\$153/SF)



# FIRST FLOOR



# SECOND FLOOR



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