



GREAT MANUFACTURING / WAREHOUSE BUILDING

Property Specifications

TOTAL SF	49,293 SF
OFFICE SF	5,400 SF
INDUSTRIAL SF	43,893 SF
LAND	6.834 acres
CONSTRUCTED	1984
REFURBISHED	2011
CONSTRUCTION	Brick / Masonry
CEILING HEIGHT	18' 7"
DRIVE-IN DOORS	One (1)
DOCKS	Five (5) with Levelers
SPRINKLER	Wet
LIGHTING	T-8 Office; T-5 Warehouse
HEAT	Hot Water / Boiler System (2006) Overhead Gas
AIR-CONDITIONING	Rooftop
POWER	3600A / 480V / 3P
PARKING	50+ spaces
RAIL	Available
SALE PRICE	\$2,400,000.00
LEASE RATE	\$4.95 NNN

Property Highlights

- Building was refurbished in 2011 and office in 2016.
- New T-8 / T-5 lighting with 2,300 SF of mezzanine storage.
- New roof in 2011 with 25 year warranty.
- Active well on site for processing water.
- Room for expansion.
- Fenced in area in rear.
- Fiber optics.

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FOR SALE/LEASE

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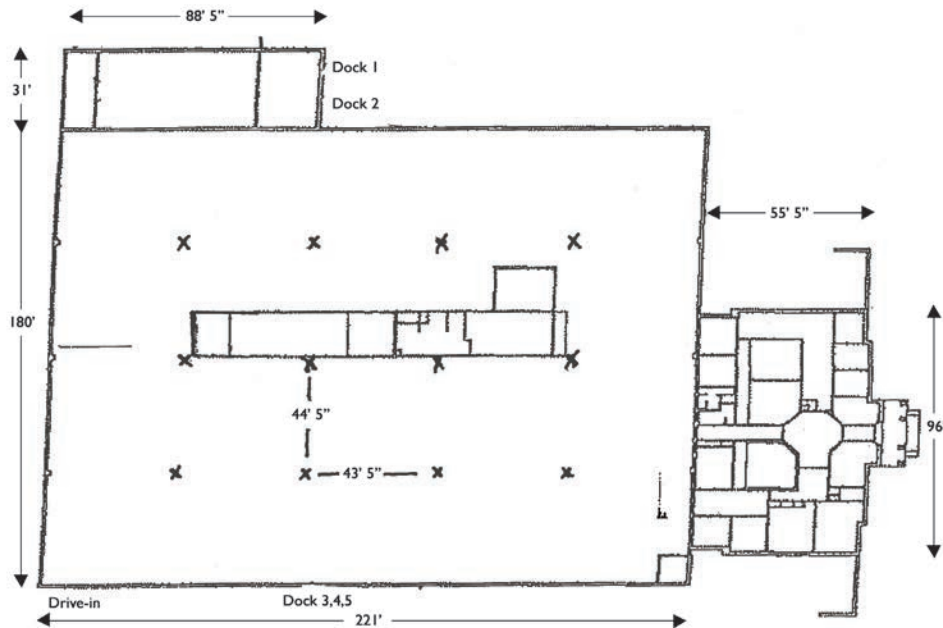
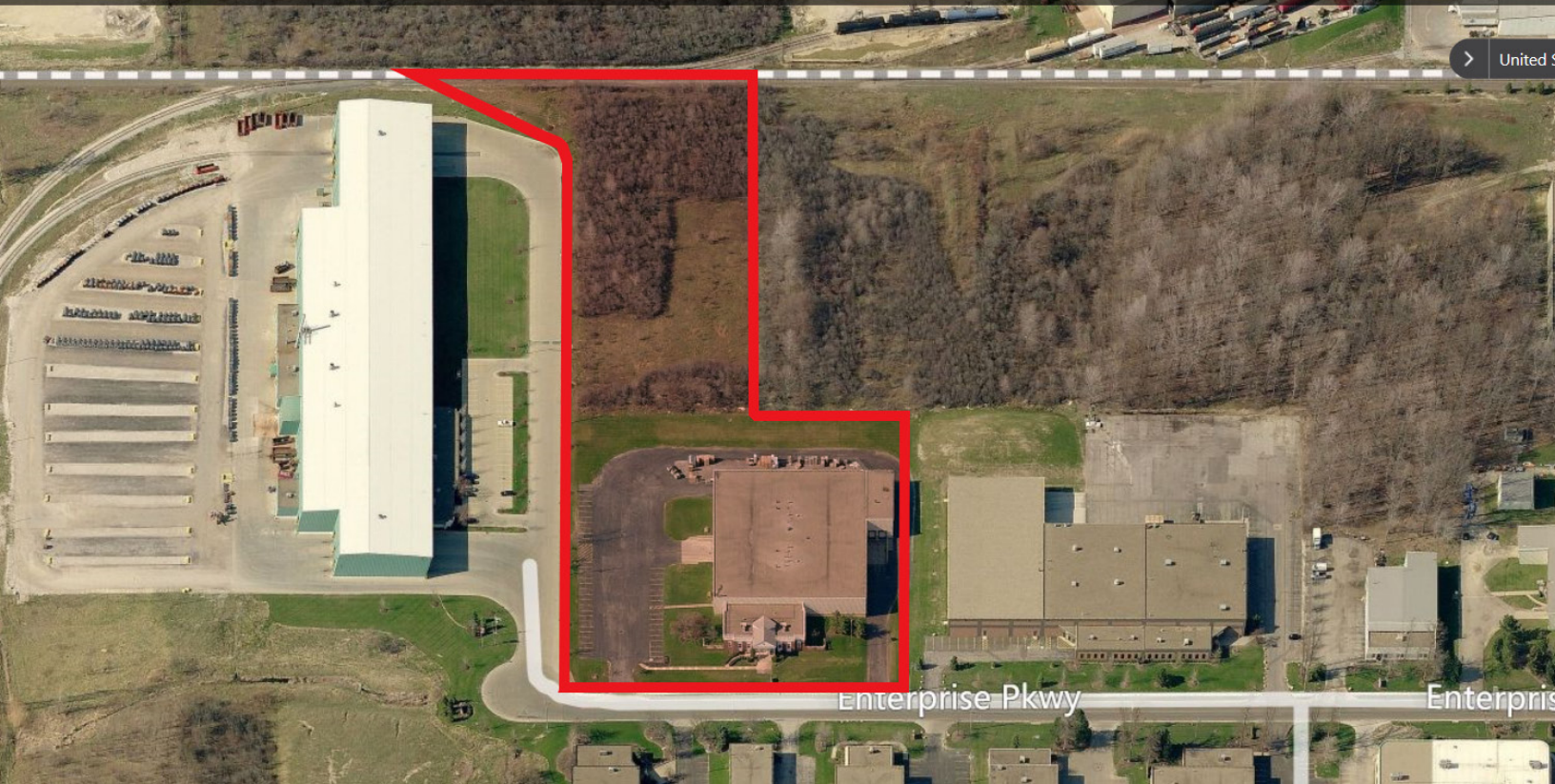
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