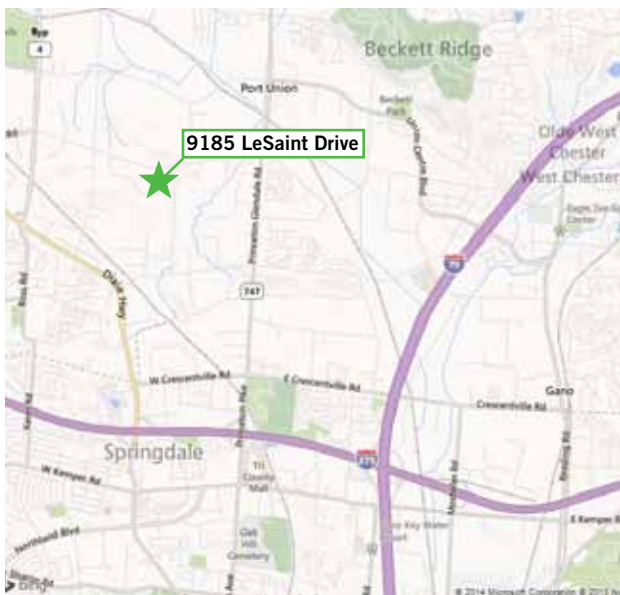




40,400 SF Freestanding Building For Lease



- 40,400 SF Available
- 6,000 SF Office
- 2,000 SF Service Area
- 32,400 SF Warehouse
- 4.67 Acres
- Two (2) Dock Doors
- Two (2) Drive-In Doors
- 18' - 20' Clear Height

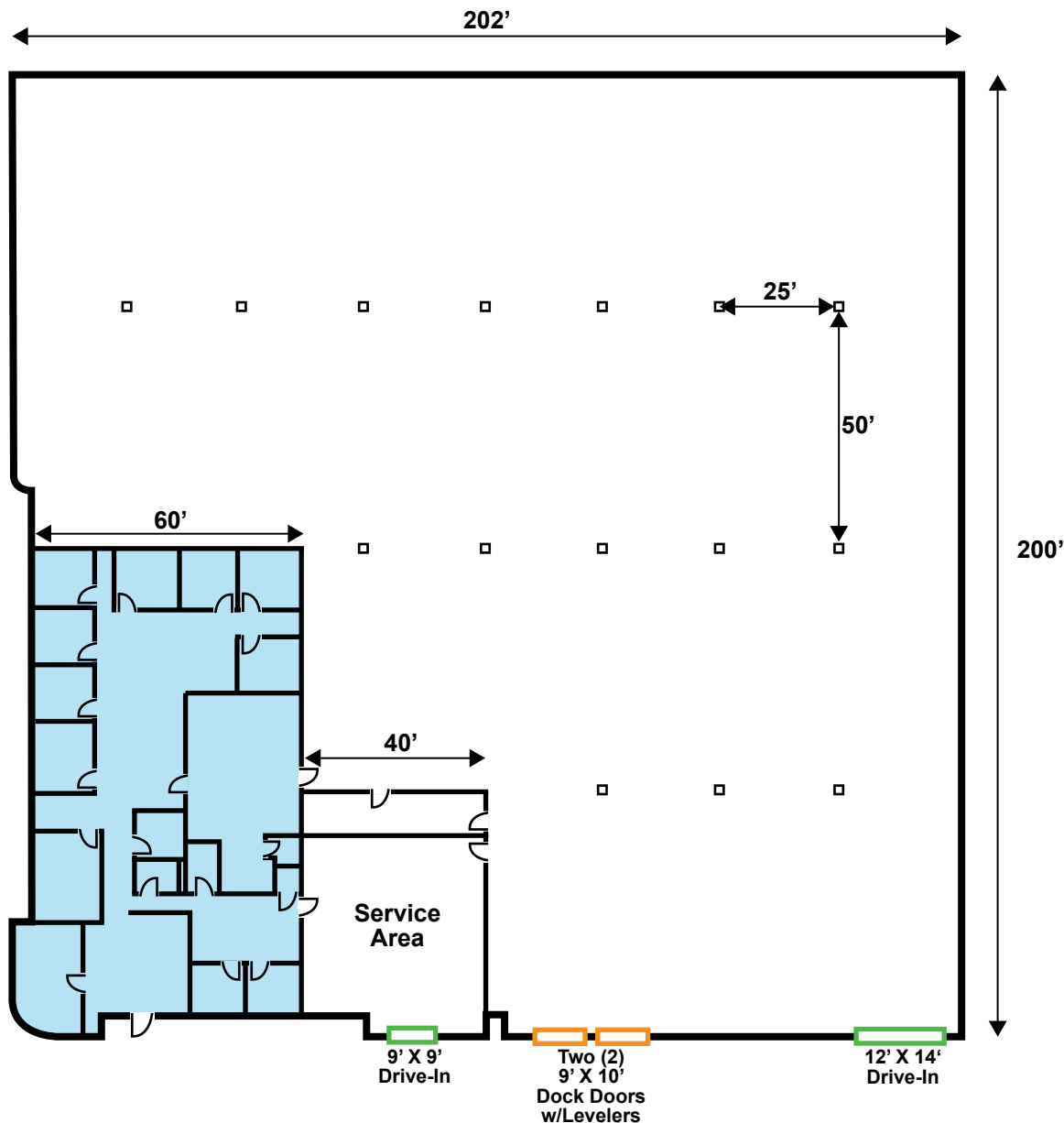
For more information, contact:

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Floor Plan



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Building Specifications

Available Space:	40,400 SF
Warehouse Space:	32,400 SF
Office Space:	6,000 SF
Service Area:	2,000 SF
Building Dimensions:	200' X 202'
Acres:	4.67
Zoning:	M-2, Manufacturing & Light Assembly
Year Built:	1986
Construction Type:	Pre-engineered metal with block wainscot
Roof Construction:	Pitched metal
Floor Construction:	6" concrete (est.)
Restrooms:	Three (3)
Ceiling Height:	18' - 20'
Column Spacing:	25' X 50'
Dock Doors:	Two (2) 9' X 10' with levelers
Drive-In Doors:	Two (2)'
Lighting:	T-5 fluorescent
HVAC:	Gas fired radiant heat
Parking:	42 employee spaces
Electric Service:	440 volt, 3 phase, 1000 amps
Sprinkler:	Yes
Miscellaneous:	2.0 acre expansion area Buss Ducts in warehouse Skylights Floor drain at drive-in door
Parcel ID:	M5620273000001
2014 Real Estate Taxes:	\$36,975.00/year (\$0.915/SF/Year)



Lease Rate: **\$3.75/SF/Year Net**

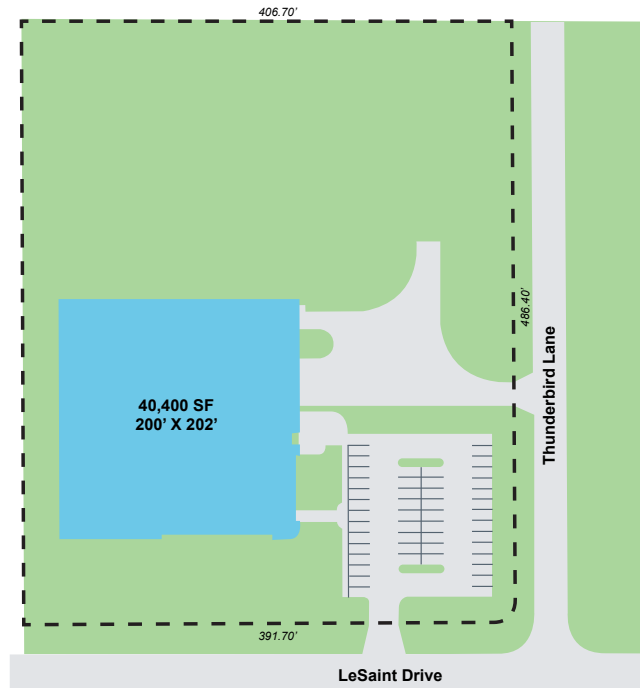
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Site Plan



Aerial



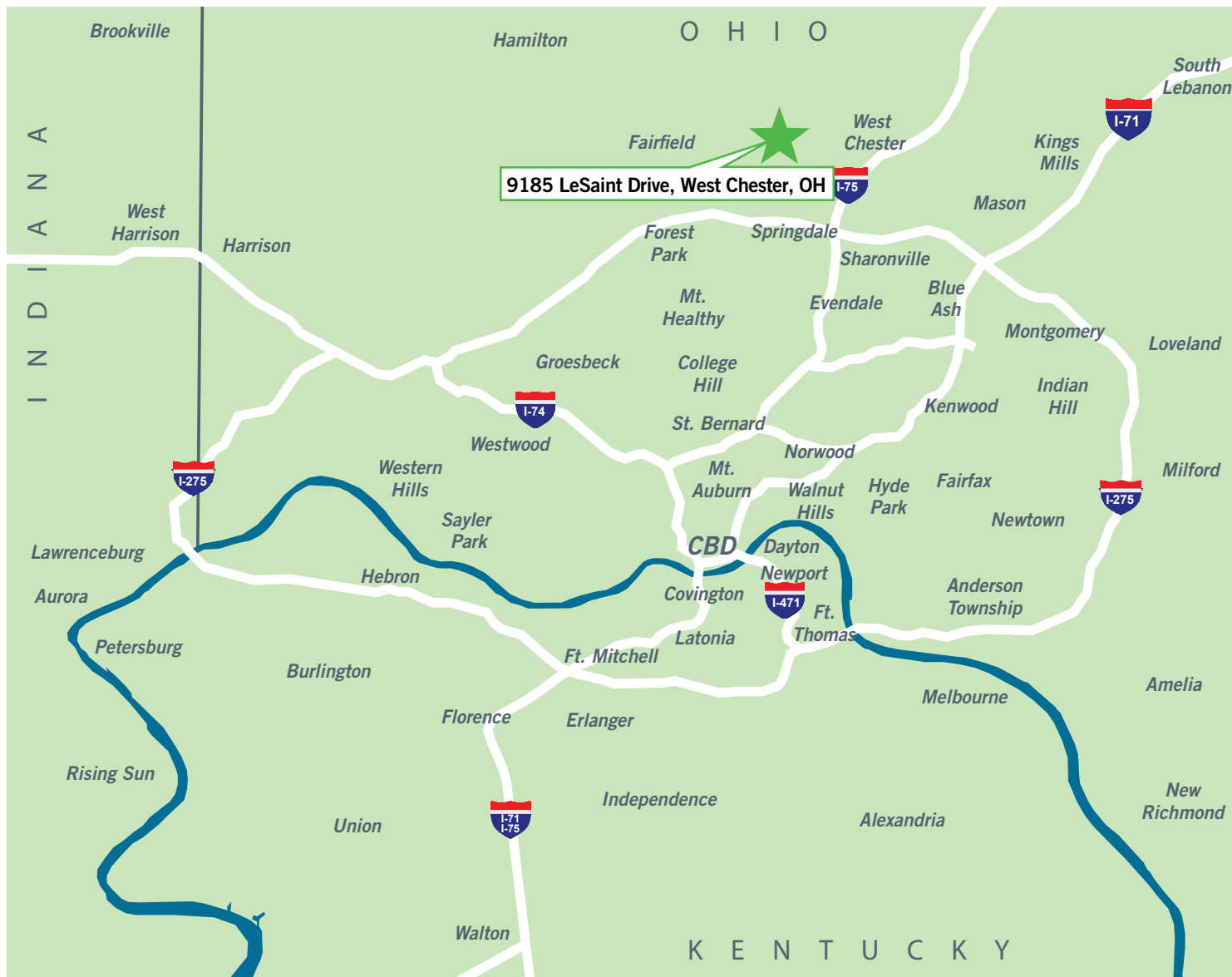
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Regional Map



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