

Brokerage

• Management

• Investment

Warehouse Industrial/Manufacturing

Lease Rate \$18,000/Mo.

Square Footage 40,000

Taxes TBD



Property Features

- Proposed New Construction
- Ideal location for manufacturing, distribution, warehouse
- 32' Eave Height
- (8) Dock Doors, (2) 14' Overhead Doors
- Close to interstate exit
- LED Lighting, build to new energy code
- ESFR Fire Protection System
- Two Story Office available as leasehold improvement if needed
- 800 Amp (3) Phase Power
- Includes shipping/receiving office build-out with restrooms
- Building could be expanded to 70,000 sq. ft.

Location

- Take Highway 44 West Exit from Interstate 41, site is Northwest Corner of intersection with Universal St., adjacent to Continental Girbau, Inc.



For more information, please contact

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