

The Marquardt Group, LLC

## Industrial Space

### Building 2 "Bravo Building"

- 12,500 SF
- Fully conditioned
- 8 inch thick concrete floor
- Dock and grade level door
- Three-phase power with 240 and 400 amp service to the buildings
- R-32 insulation in ceilings with 20 ft clear in center and 18 at eaves
- Mezzanine space over the office area which can support 125 lbs/SF
- \$5.00/sq ft NNN (\$5,208/mo)
- TICAM=\$0.78 SF/yr (\$812.50/mo)

MONTHLY = \$6,020.50  
Tenant responsible for utilities etc...

**Dan Marquardt**

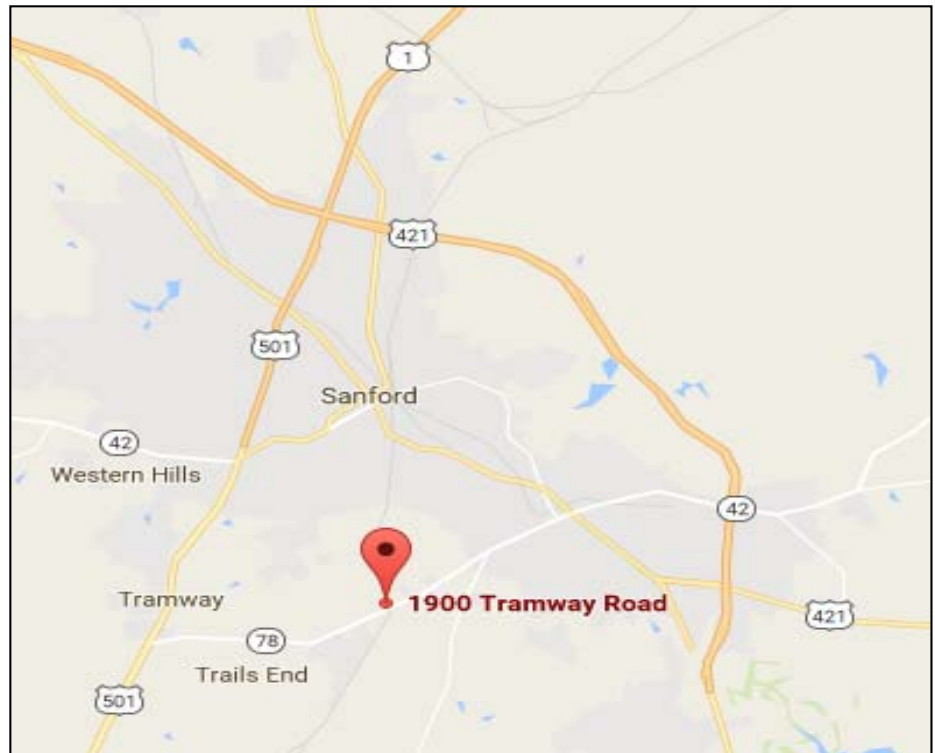
Office: (919) 200-0494

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[Dan@TheMarquardtGroup.com](mailto:Dan@TheMarquardtGroup.com)  
[www.TheMarquardtGroup.com](http://www.TheMarquardtGroup.com)

# For Lease

1900 Tramway Rd  
Sanford, NC 27330



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Drone Footage:

<https://youtu.be/sPgvMt1Umuo>

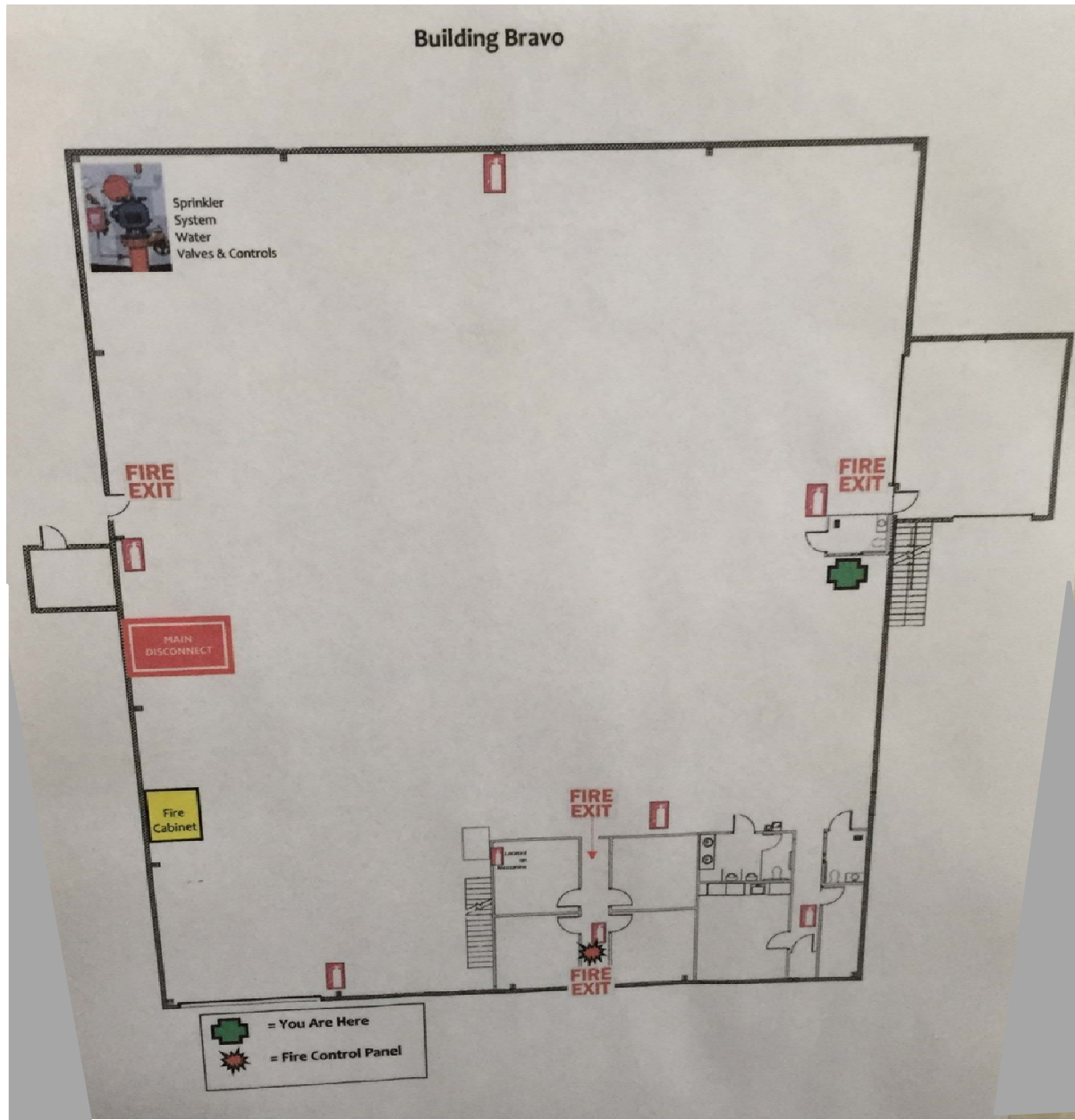
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Break Room



Bathrooms



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