



±50,857 SF DISTRIBUTION BUILDINGS | FOR LEASE

BLDG. A & B

BUILDING A

- 26,685 SF
- 4,745 SF Office
- 24' Clear Height
- 3 Truckwells
- (3) 12x12' Roll Up Doors
- (1) 14x19' Roll Up Door

BUILDING B

- 24,172 SF
- 2,500 SF Office
- 26' Clear Height
- (3) Dock High Positions
- (2) 12x12' Roll Up Doors
- 1 Ramp

RENOVATIONS UNDERWAY TO BE COMPLETED BY APRIL 15TH

Office Area

- Updated Office space with new fixtures and flooring
- New / serviced mechanical

Warehouse

- Updated high-bay lighting
- New automatic roll-up doors
- Roof replaced with 10-yr warranty

Yard

- Block wall (TBC on West side)
- New asphalt
- New safety railings and roof access

PROPERTY HIGHLIGHTS



2.76 AC Site



Fully Sprinklered



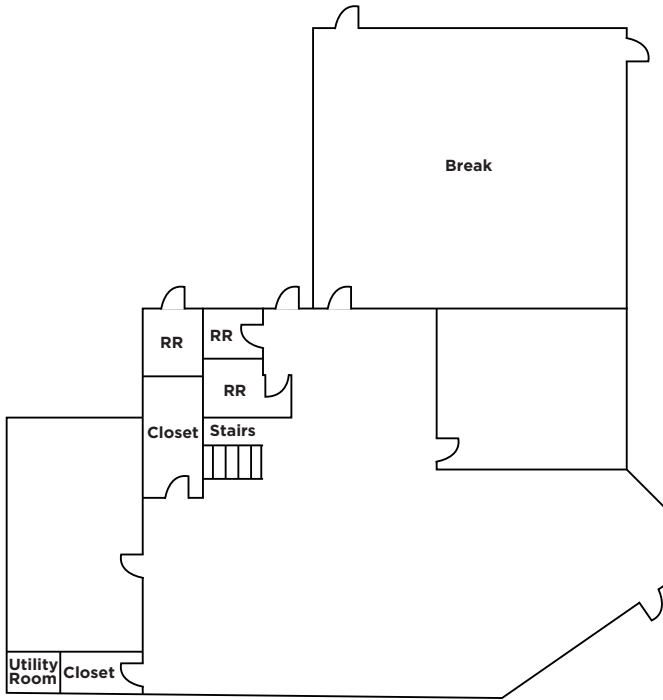
Zoned A-1



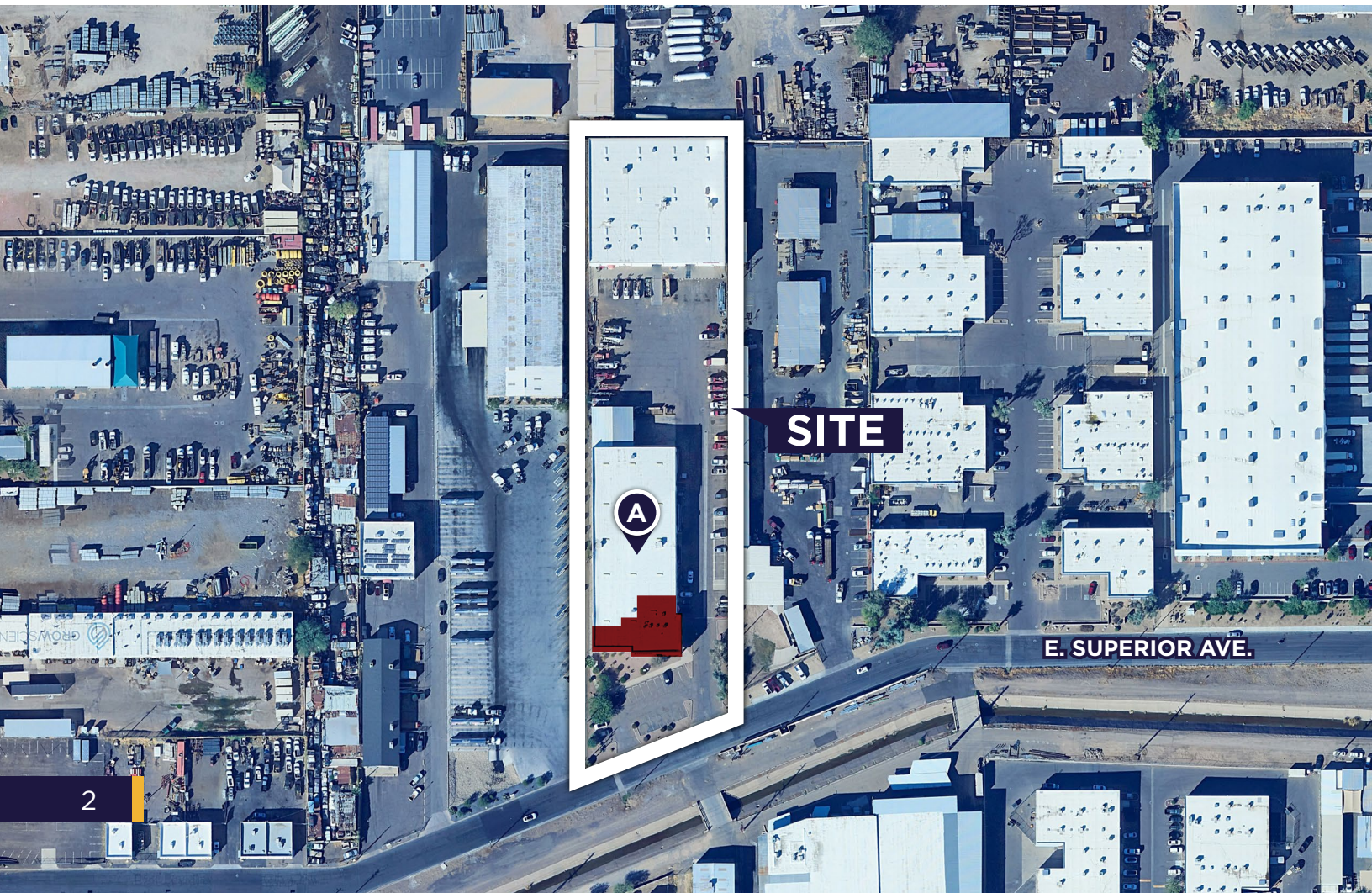
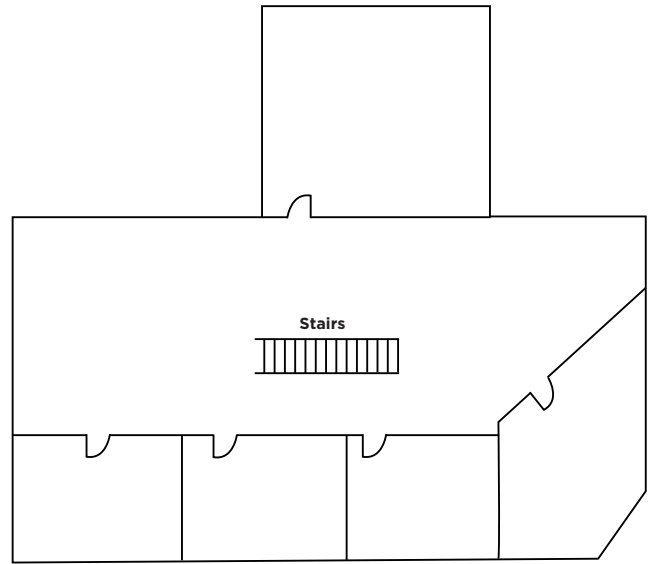
Secured Yard

BUILDING A OFFICE

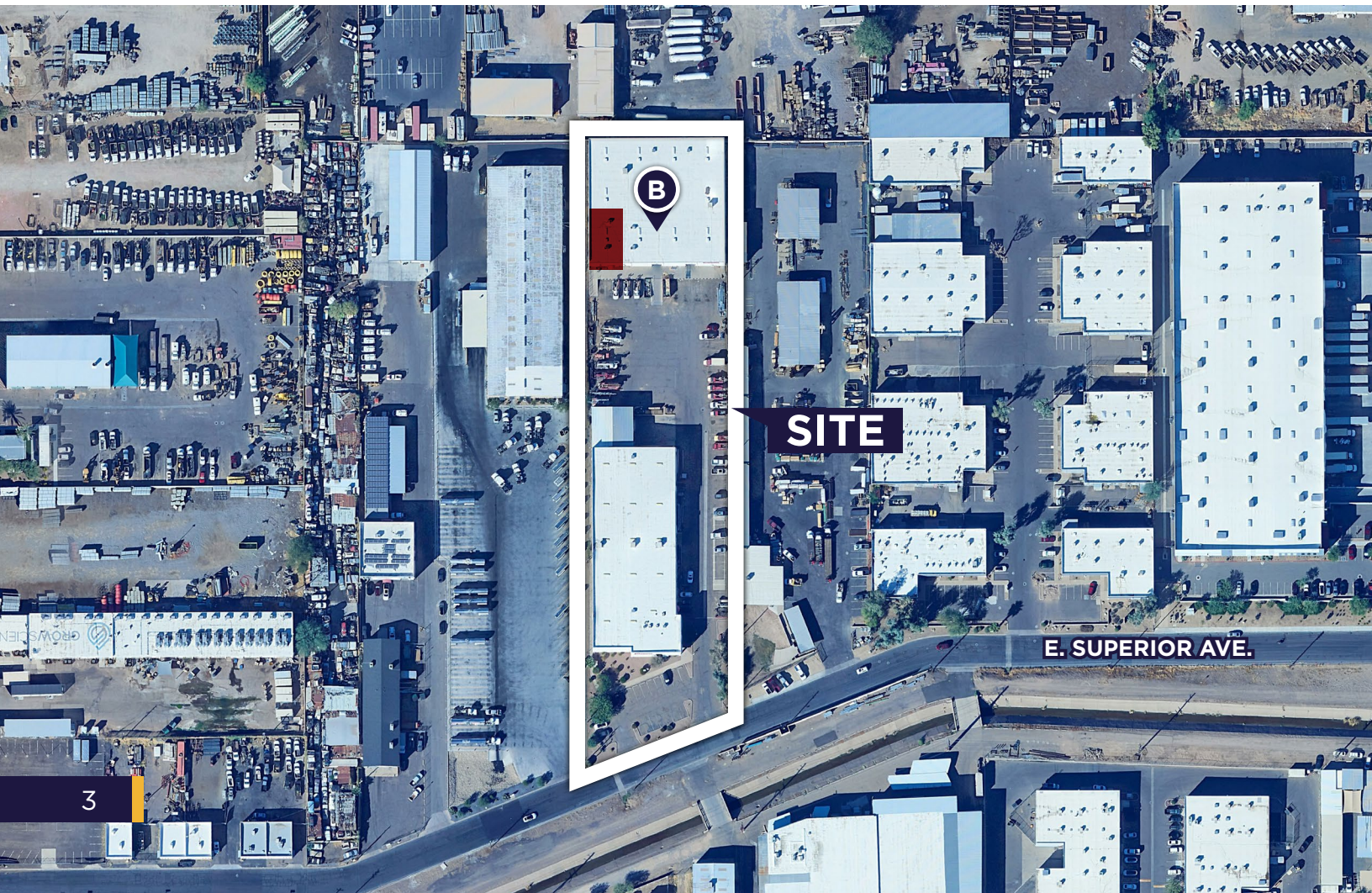
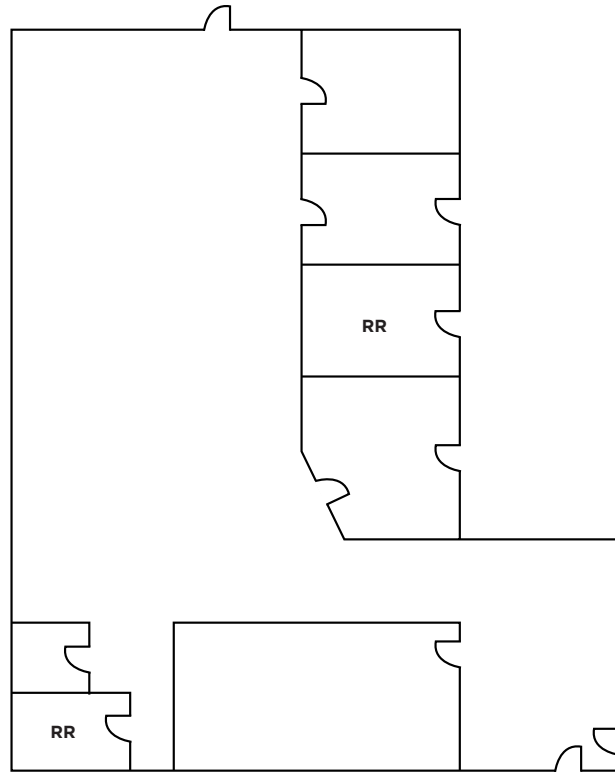
FIRST FLOOR



SECOND FLOOR



BUILDING B OFFICE



LOCATION MAP



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