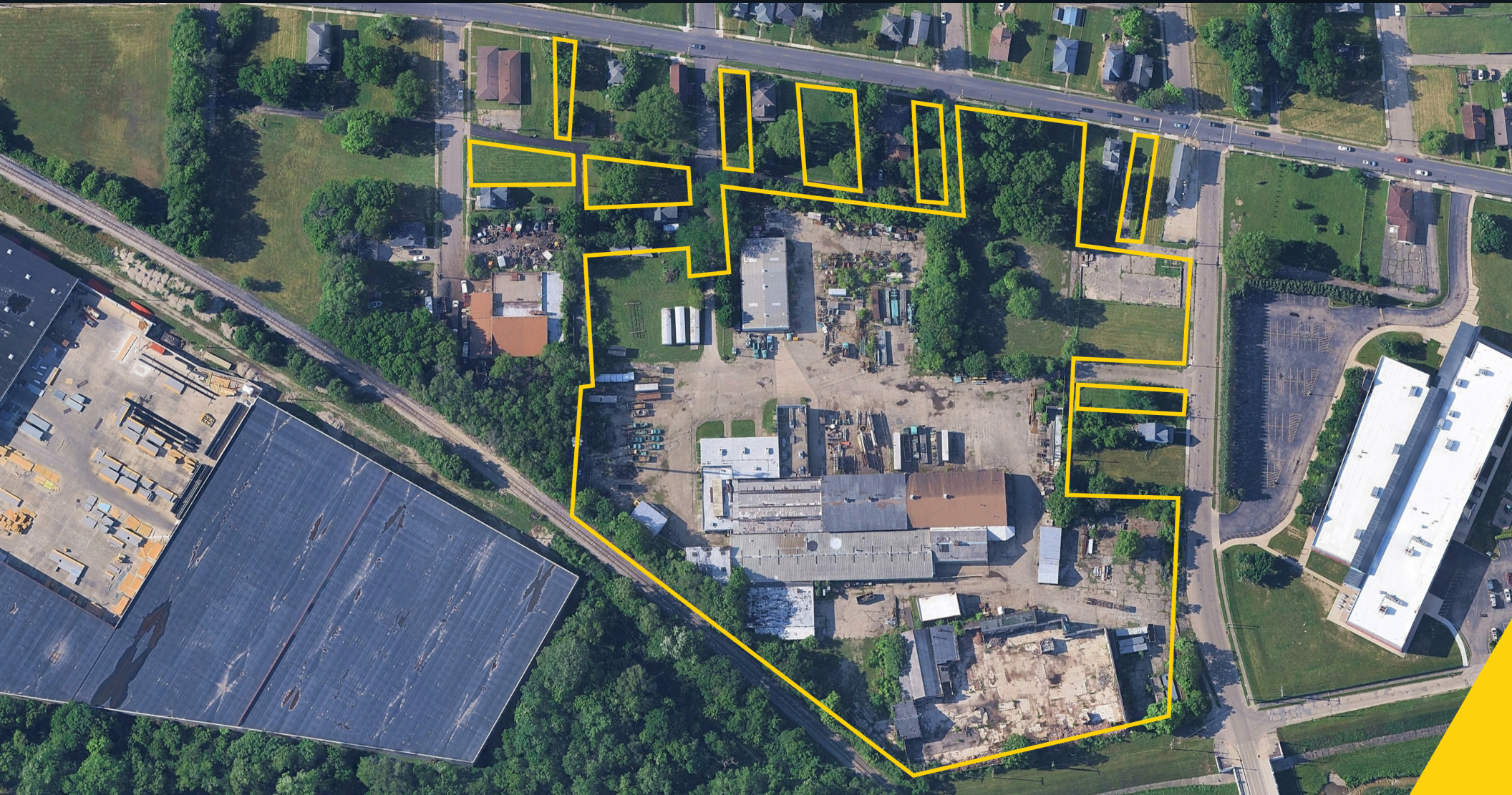




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Property Highlights

- **80,000± SF Industrial / Manufacturing Facility:** Situated on 10.826± acres, featuring 8,000± SF of office and 72,000± SF of warehouse, manufacturing, and storage space, with mostly clear-span sections providing excellent operational flexibility.
- **Heavy Manufacturing Infrastructure:** Equipped with five bridge cranes, including four 5-ton cranes and one 3-ton crane and 1,200 Amp, 600V, 3-phase electrical service, making the facility well suited for manufacturing, fabrication, assembly, and other power-intensive operations.
- **Flexible Clear Heights:** Multiple building sections offer ceiling heights ranging from 10' to 23', allowing the facility to accommodate a variety of manufacturing, warehouse, maintenance, and storage requirements.
- **Extensive Loading & Drive-In Access:** Features 10 overhead doors ranging in size from 10' x 10' up to 12' x 16', plus an interior dock well with a 60,000-lb., 6' dock leveler, providing excellent access for equipment, materials, shipping, and receiving.
- **Expansive Site & Outside Storage Potential:** Large 10.826± acre site provides excellent circulation, staging, and storage flexibility, including approximately 40,000 SF of existing building slab that could potentially be repurposed for outside storage.
- **Functional Office & Facility Features:** Approximately 8,000± SF of primarily open office space with breakroom and restrooms, plus skylights throughout the facility and natural gas overhead heat with supplemental oil-burning heat in the maintenance garage.
- **Industrial Zoning:** Majority of the site is zoned I-1 – Light Industrial, supporting a variety of industrial uses, with select outparcels zoned MR-5 – Mature Single-Family District.

Property Specifications

TOTAL SIZE	80,000± SF
OFFICE SF	8,000± SF
WAREHOUSE SF	72,000± SF
ACRES	10.826± Acres
OH DOORS	10 (12'x10', 10'x10', 12'x12',x 14'x14', 14.5'x14.5', 12'x16')
DOCK	1 Interior dock well with 60,000 lb 6' dock leveler
POWER	1,200 Amp, 600 Volt, 3-Phase
CEILING HEIGHT	10', 14', 16', 18, and up to 23'
BRIDGE CRANES	5 Total – 1 x 3-ton and 4 x 5-ton
ZONING	I-1 light industrial and MR-5 Mature Single-Family District
SALE PRICE	\$1,450,000

