

COMMERCIAL PROPERTY SPECIFICATION SHEET

4323-4325 Duraform Lane | Offered at \$389,900 | Zoning: G2

Executive Summary: Premium commercial/industrial facility featuring highly versatile G2 zoning. Perfectly optimized for business operations, high-end storage, or investment, this property seamlessly pairs heavy utility with modern smart-office features.

Core Facility & Premium Workspace

- **Main Footprint:** Massive 50' x 50' open workspace designed for maximum utility.
- **Dual Entry:** Two oversized 12-foot garage doors providing effortless vehicle and equipment clearance.
- **Shop Flooring:** Fully finished with a professional-grade, high-durability epoxy coating.
- **Heavy Utility:** Equipped with an indoor hot/cold utility sink and a convenient exterior hose bib.

Dedicated Professional Office

- **Office Footprint:** Private 12' x 20' climate-controlled office space with a secure closing door.
- **Bonus Storage:** Heavy-duty, integrated storage deck built directly above the office to optimize vertical space.

Climate Control & Comfort Systems

- **Main HVAC:** Comprehensive, high-efficiency building air conditioning and furnace system.
- **Zoned Comfort:** Independent heating and cooling unit dedicated strictly to the private office.
- **Amenities:** Move-in ready, clean half bathroom serving staff and clients on-site.

Smart Technology & Security

- **Automation:** Lutron smart lighting system installed throughout for optimal energy efficiency.
- **Smart Entry:** MyQ integrated garage openers enabling secure, remote access control.
- **Site Protection:** Fully integrated security camera system monitoring the premises.
- **Connectivity:** High-speed TDS Internet and Wi-Fi networks are readily available.

Superior Construction & Exterior

- **Premium Siding:** Engineered LP siding delivering exceptional weather resistance and longevity.
- **Classic Accent:** Professional brick exterior accents providing high-end, low-maintenance curb appeal.
