



Accelerating success.

For Sale or Lease

8,836 SF – 12,115 SF – 20,951 SF Available

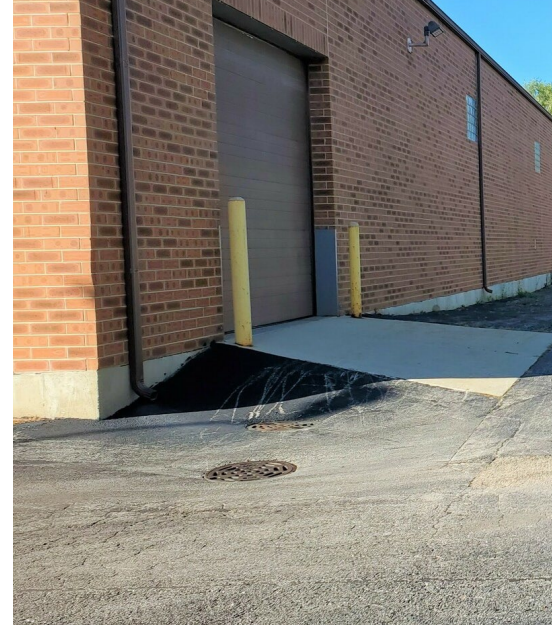
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PROPERTY HIGHLIGHTS

Total Building Size	35,400 SF
Available Sizes For Lease	8,836 SF – 12,115 SF – (20,951 SF Combined)
Lot Size	1.7 Acres
Clear Height	12'5" – 17'6"
Electrical Service	1,200 amps @ 240 Volts
Mezzanine	1,041 SF Bonus Mezzanine Space (not included in square footage)
Car Parking	66 spaces
Sprinkler System	Building is entirely sprinklered and air conditioned
Zoning	M-1, Restricted Manufacturing District
Shipping/Receiving	Two (2) Depressed Docks and one (1) Drive in Door (12'x12')
For Lease	Subject to Offer
For Sale	\$2,950,000 (\$83.33/SF)

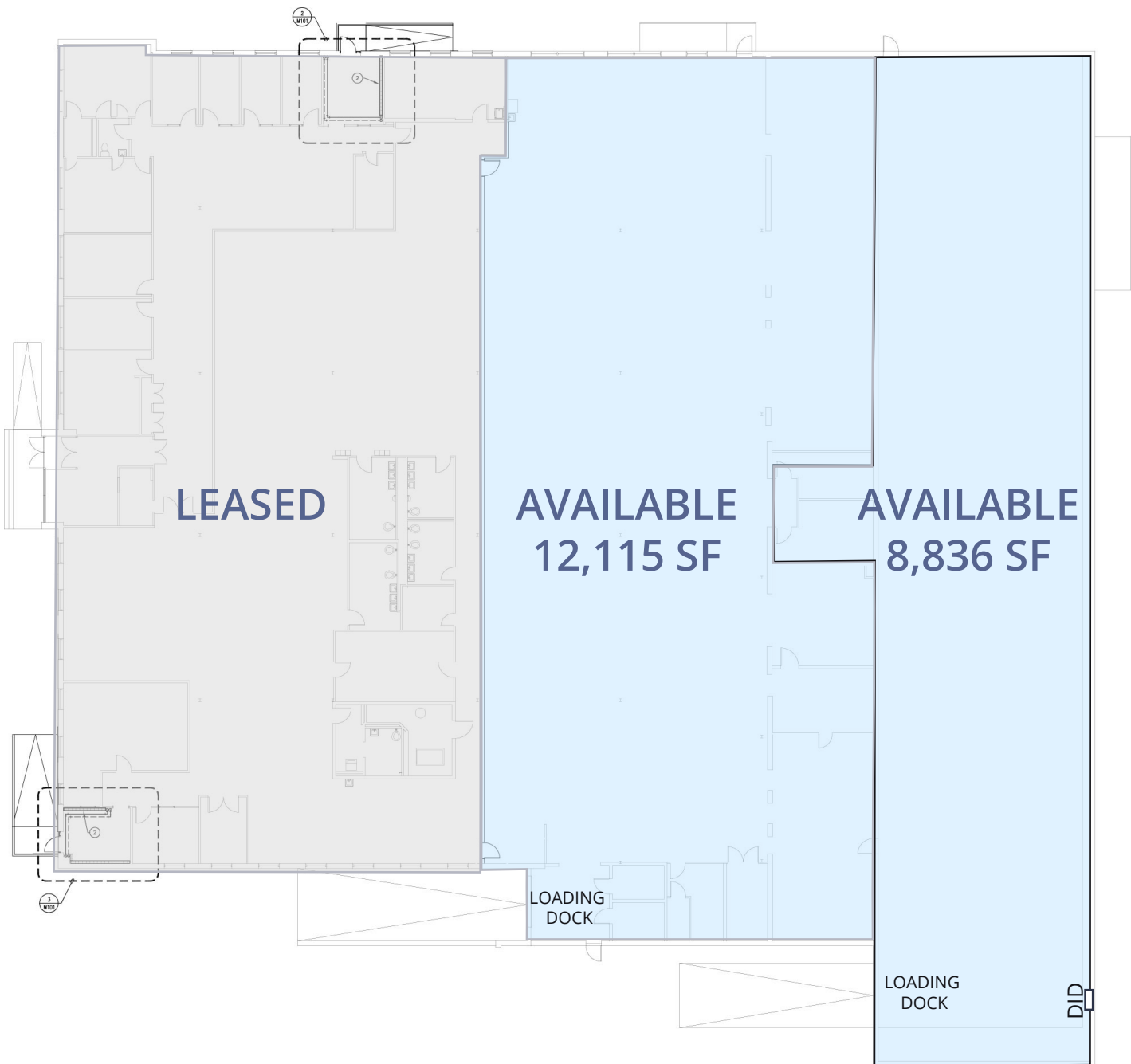
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FULL BUILDING FLOOR PLAN



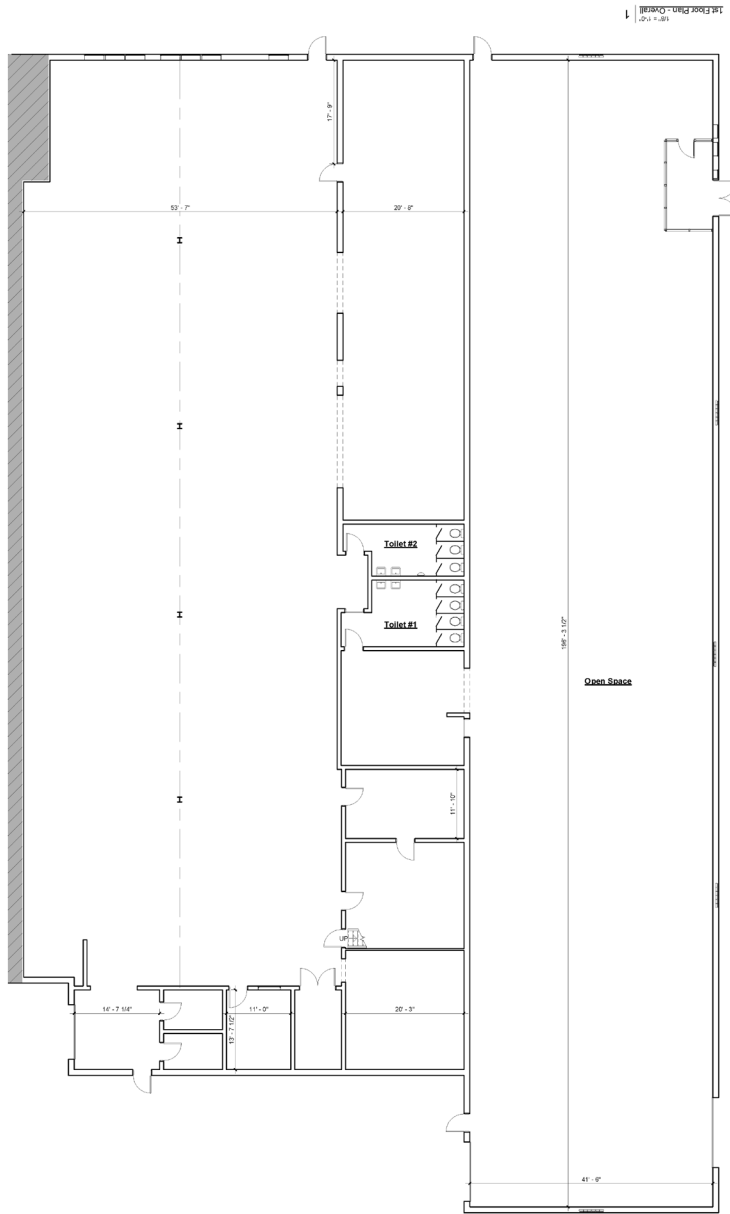
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OVERALL FLOOR PLAN



**AVAILABLE
20,951 SF**

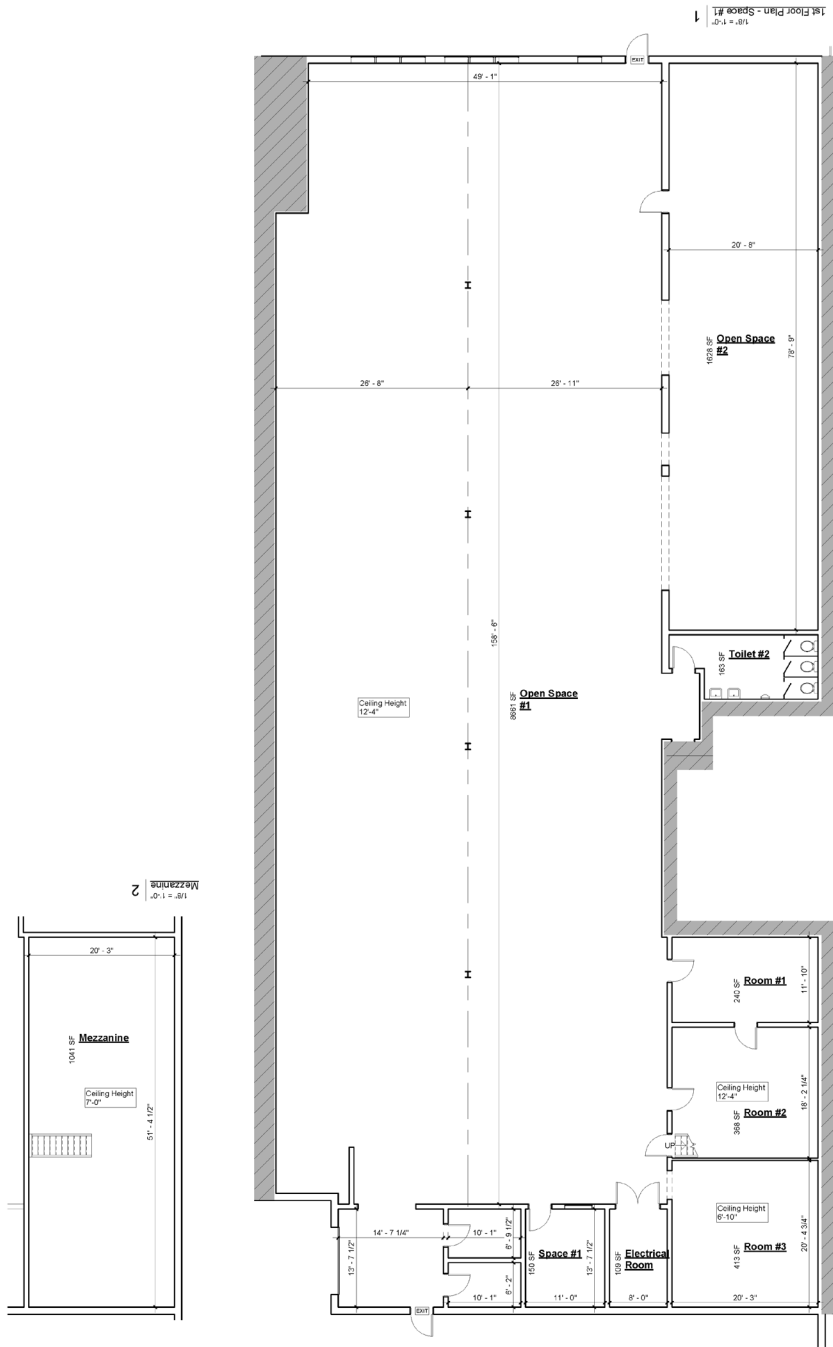
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FLOOR PLAN



**AVAILABLE
12,115 SF**

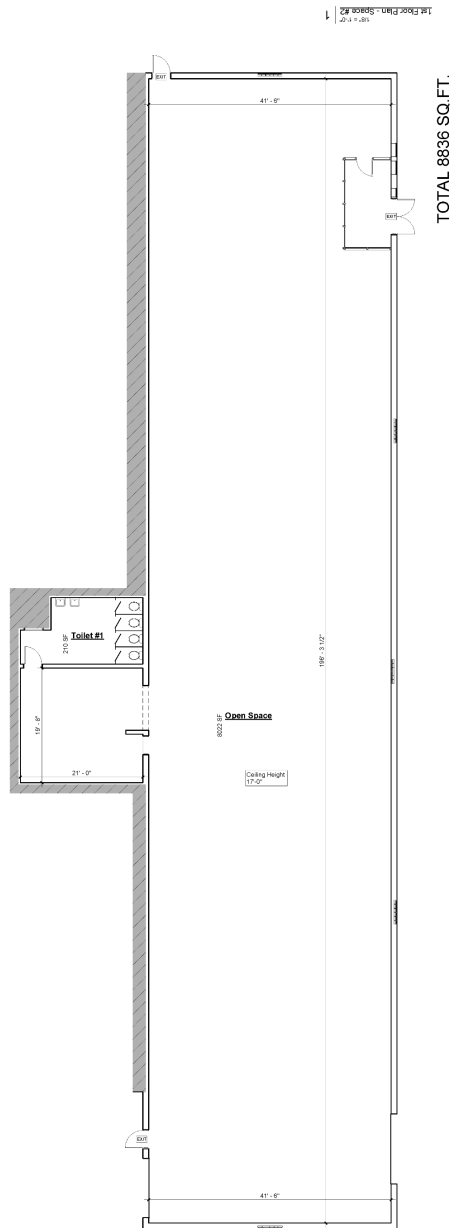
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FLOOR PLAN



AVAILABLE
8,836 SF

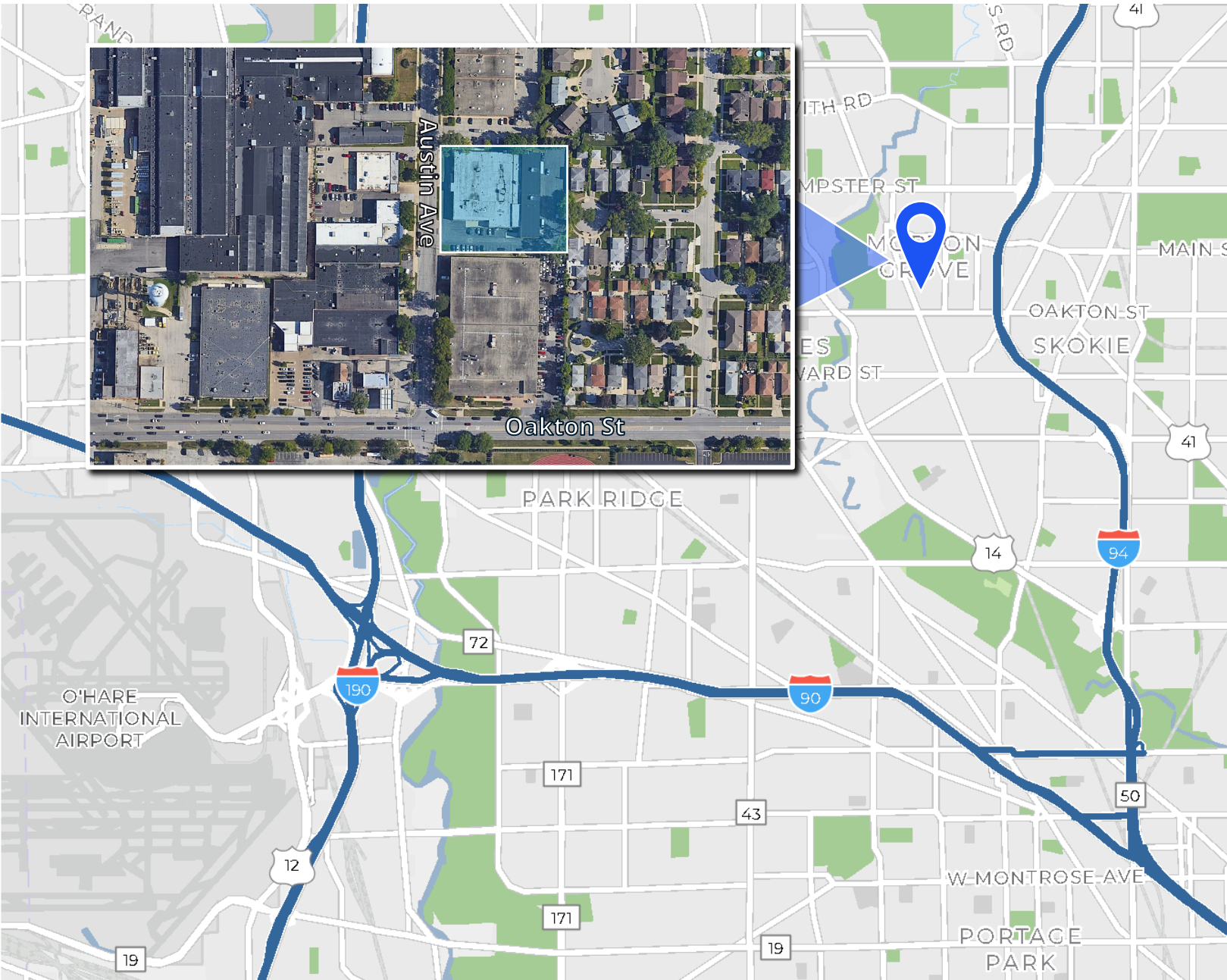
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LOCATION



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