



OFFERING SUMMARY

Total SF	8,161 SF
Lease Rate	\$7.25 SF
Lease Term	3 - 5 years
Lease Type	NNN
CAM	\$1.65
Acres	0.782 AC
Zoning	M-2
Occupancy	Immediate

PROPERTY OVERVIEW

Well maintained 8,161 SF industrial building. Bonus Mezzanine Space. Clean space ready to move in. Fantastic location. High ceilings.

PROPERTY HIGHLIGHTS

- ◆ 240V 3 phase power
- ◆ 12' x 10' overhead door
- ◆ 1,600 SF office, 6,561 SF Shop
- ◆ Bonus mezzanine space
- ◆ Clear Height 16'
- ◆ M-2 zoning allows for many uses.