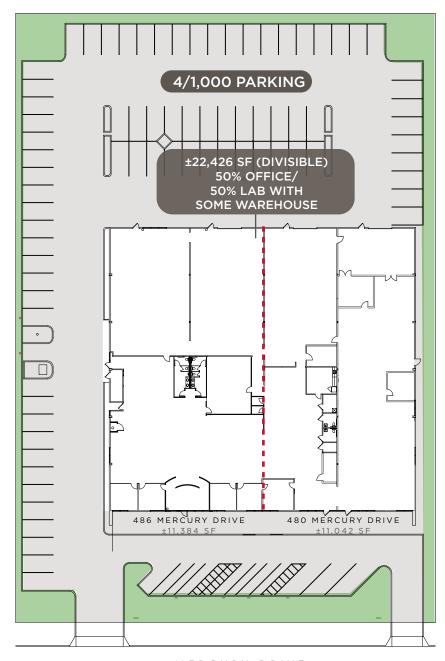


SITE PLAN

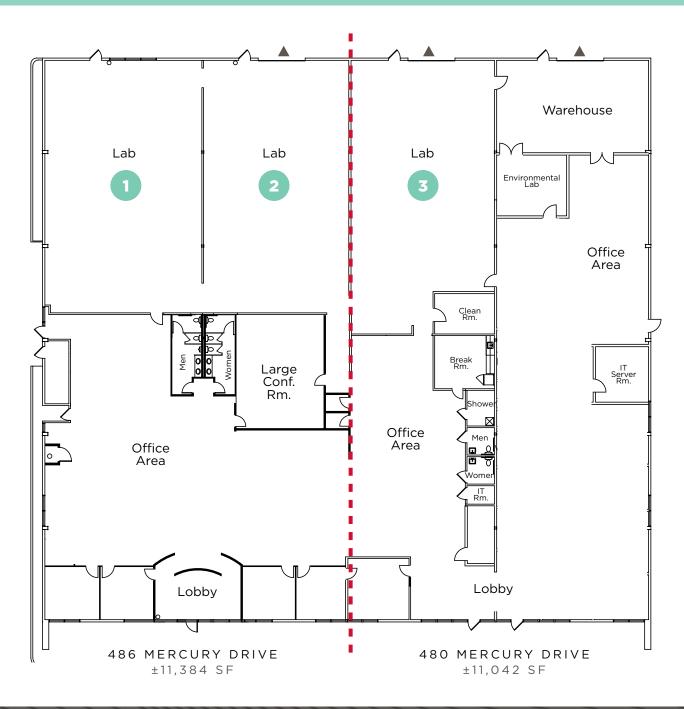
Highlights

- New Market ready improvements underway
- 50% office/50% lab with some warehouse
- Building freshly painted and new landscape
- Small clean room
- 1400 Amps @120/208, (please verify)
- 3 grade level doors
- 4/1000 parking
- Local, responsive ownership
- TI \$ available
- Divisible in half
- Contact Listing agents to tour



MERCURY DRIVE

FLOORPLAN



LEGEND:

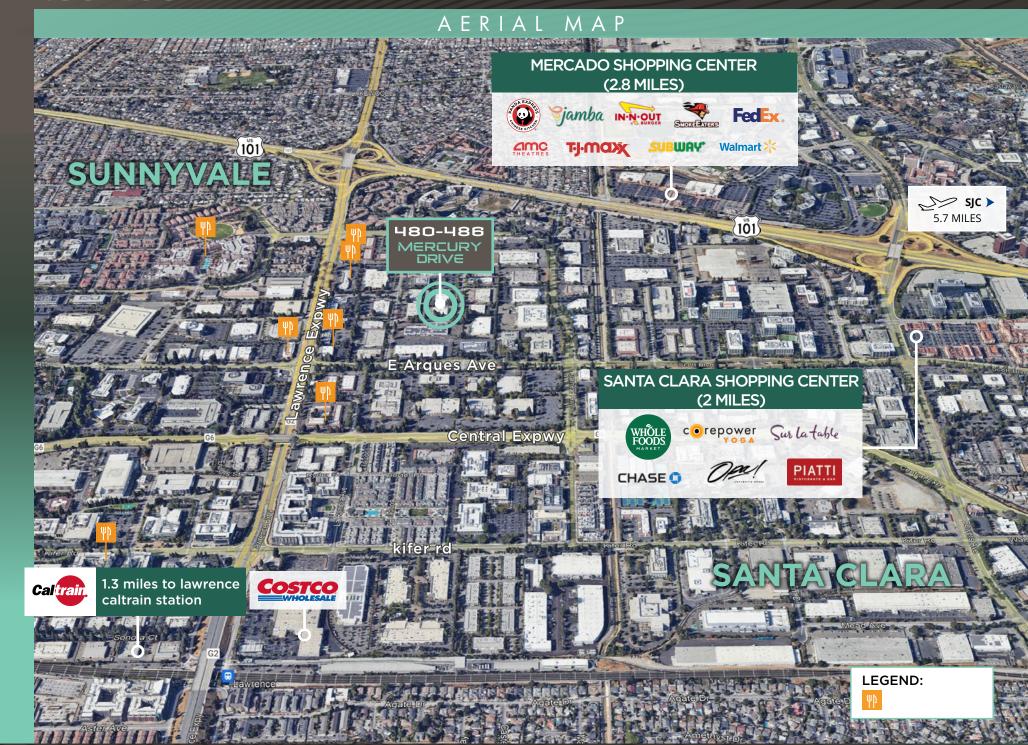


- Drop Ceiling
- Tile Floor
- Compress Air Connections





- High Ceiling in Lab 3
- Wired with Electrical Benches
- Compress Air Connections
- Roll Up Door to Bring in Large Equipments
- ▲ Grade Level Roll-Up Door





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