



## Property Description

Positioned on a 1.02-acre lot zoned I-1 (Light Industrial), this ±13,510 SF industrial facility offers a versatile combination of warehouse, office, and service space across multiple levels. The layout is ideal for businesses requiring both high-volume storage and operational flexibility.

The property is comprised of several distinct sections, detailed as follows:

The warehouse section which includes 6,660 SF with a ceiling height of 11'11", is suitable for storage, light manufacturing, or assembly. It includes 1,500 SF of office area to support administrative and operational functions. Additionally, there is a 4,600 SF two-bay garage with 27' ceilings, ideal for vehicle maintenance, or service operations. A 750 SF long drive-in bay, providing extended access for larger vehicles or equipment loading. Two upper-level spaces (2,560 SF and 800 SF) for storage, mezzanine workspace, or additional office build-out.

The facility offers accessibility for each unit and can be divided based on individual requirements, allowing efficient movement of goods and materials. Ample interior clearances and a balanced layout provide flexibility for a range of industrial uses, including warehousing, light manufacturing, logistics, distribution, and service-based businesses.

This presents an opportunity for businesses seeking a location to downsize, expand, or establish their operations in the area. For additional details or to arrange a site visit, please get in touch with us. We are happy to assist you in locating a property for your business operations.

## Offering Summary

Lot Size:	1.02 Acre
Total Leasable Area:	13,510 SF
Warehouse	
Ceiling height:	11' 11"
Upstairs #1:	2,560 SF
Upstairs #2:	800 SF
Long Drive in Bay:	750 SF
2 Bay Garage:	4,600 SF
Ceiling height:	27'
Loading Docks:	2 Docks
Drive ins:	3 Doors
Office:	1,500 SF
Taxes:	\$1.38 PSF
Availability:	Immediately