

**FOR SALE OR LEASE**

## 26,400 SF OFFICE & WAREHOUSE SPACE AVAILABLE

### Property Highlights

- First floor of building has 22,100 SF, consists of office area and warehouse area with 20' clearance height
- 2,500 SF of Office can be leased separately as well as warehouse. Can be leased in smaller sections.
- Space has former cooler/freezer sections with equipment removed
- 11 loading docks
- Two story portion has additional 4,300 total SF and full basement with freight elevator to all 3 levels
- 800 amp 3- phase electric
- Large parking area on side for truck parking

### Location Highlights

- Located minutes from Clemens Center Parkway and zoned Light Industrial
- Located in Federal Opportunity Zone
- Minutes to I-86



### EXCLUSIVE CONTACT

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