



## PROPERTY OVERVIEW

<b>BUILDING SIZE</b>	25,500 SF
<b>TOTAL LAND AREA</b>	±4.83 AC
<b>CLEAR HEIGHT</b>	12'-15.5' Clear Height
<b>LOADING</b>	2 Dock High Doors 1 Semi Dock 3 Grade Level Doors
<b>POWER</b>	3 phase power (1,200 amps)
<b>ZONING</b>	Zoned Industrial
<b>SPRINKLERED</b>	Yes
<b>COMMENTS</b>	Fenced Outside Storage Available June 1, 2025 50% HVAC in warehouse Ability to add dock high doors Air lines throughout property Owner financing available



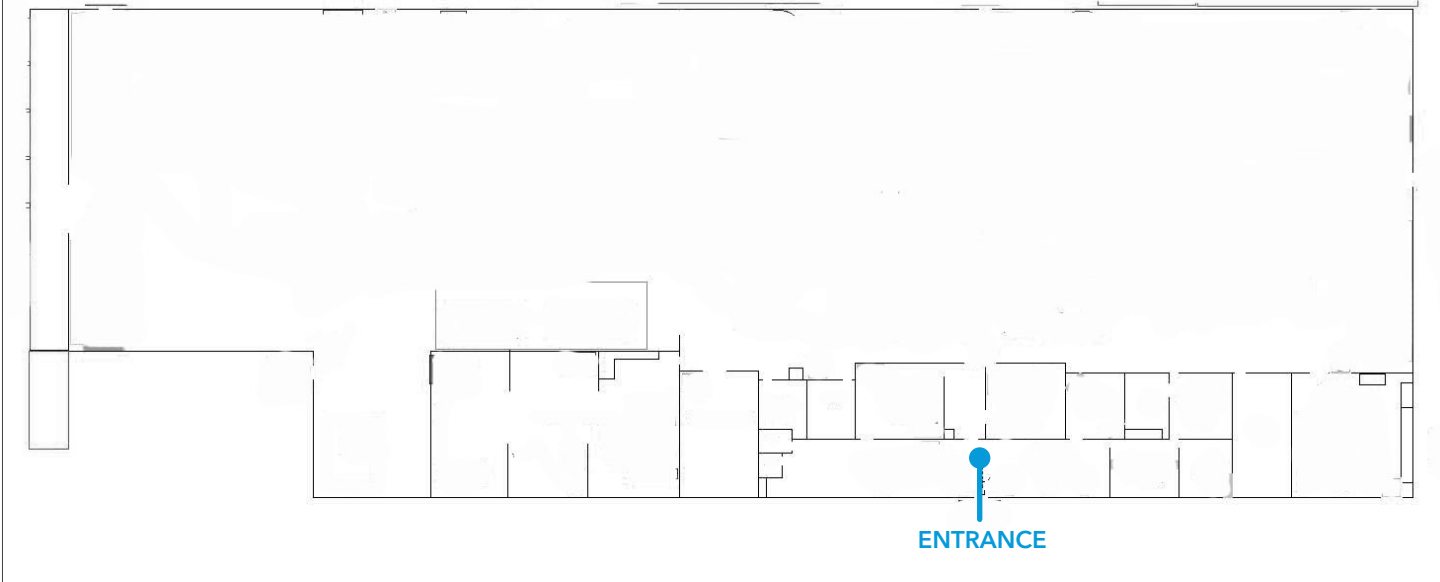
**LEASING CONTACTS**

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## FLOORPLAN



## AERIAL MAP



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