

**FREE STANDING CORPORATE  
HEADQUARTERS BUILDING**



**PROPERTY DETAILS**

|                        |   |                   |  |
|------------------------|---|-------------------|--|
| <b>BUILDING SIZE:</b>  | 51,570 SF   | <b>POWER:</b>     | 800 Amps   |
| <b>OFFICE AREA:</b>    | ±10,000 SF (two-story)                                | <b>HEAT:</b>      | Gas  |
| <b>CEILING HEIGHT:</b> | 22' Clear   | <b>SPRINKLER:</b> | Wet  |
| <b>LOADING:</b>        | 6 Tailgates (5 with levelers)<br>1 Drive-In (8' x 8') | <b>ZONING:</b>    | M-1 (Limited Manufacturing District)<br>Block 1201, Lot 14 |
| <b>COLUMN SPACING:</b> | 56' x 37'   | <b>TAXES:</b>     | \$2.00 PSF   |
| <b>PARKING:</b>        | 55 Cars   |                   |  |

**ADDITIONAL FEATURES**

- LED lighting to be installed.
- Back-up generator.
- Racking can be made available.
- Office furniture can be made available.

**LOCATION HIGHLIGHTS**

- 3 miles to Route 46
- 5 miles to both I-80 and I-280

For more information, please contact:

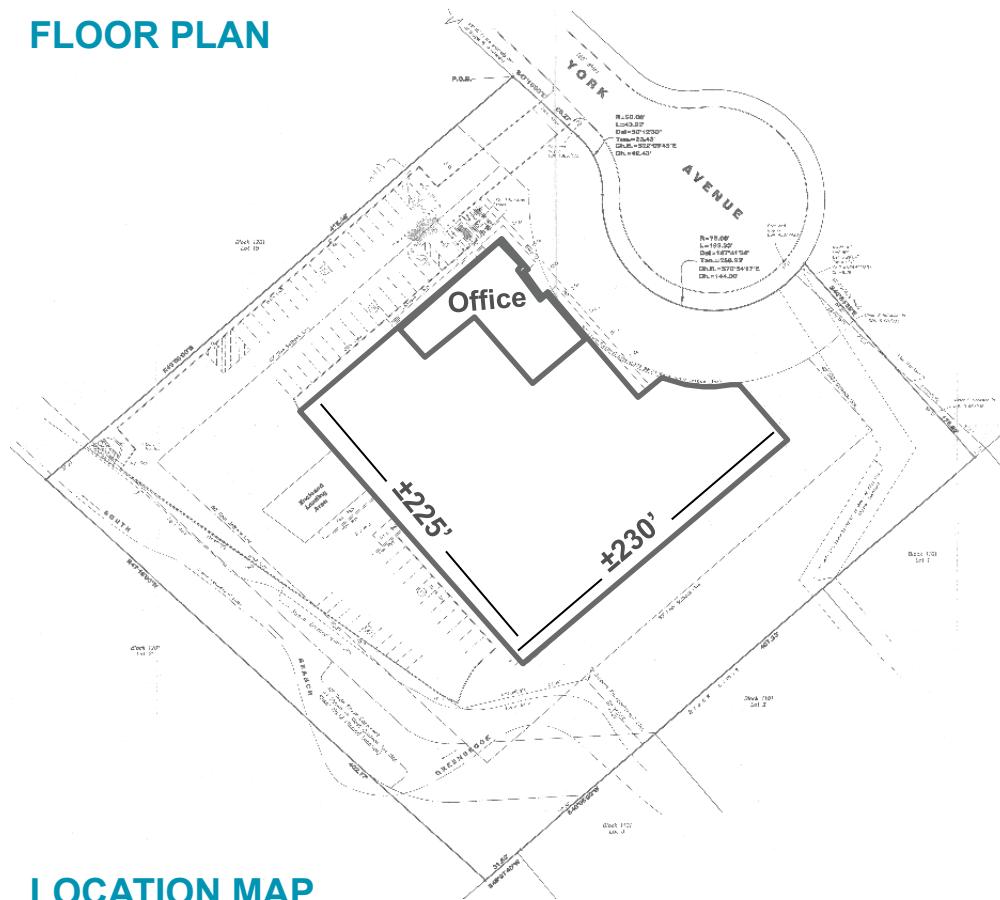
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## FLOOR PLAN



## LOCATION MAP



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