

## INDUSTRIAL FOR LEASE

24,600 SF  
SHARED COVERED  
DOCKS



### PROPERTY SPECIFICATIONS

**Description:** Industrial Building  
**Year Built:** 1920  
**Building Size:** 86,500 SF  
**Available Space:** 24,600  
**Land Size:** 4 Acres  
**Heat:** Hanging Gas-Forced Air  
**Power:** 600-800 amps - 480v - 3 phase  
**Ceiling Heights:** 12'  
**Sprinklered:** Yes  
**Washrooms:** 2  
**Docks:** 2  
**Sewer/Water:** City  
**Zoning:** G1 - General Industrial  
**Availability:** January 2024  
**Lease Term:** Up to 3 Years  
**Real Estate Taxes:** Included  
**Lease Price:** **\$8.50 PSF gross plus utilities**

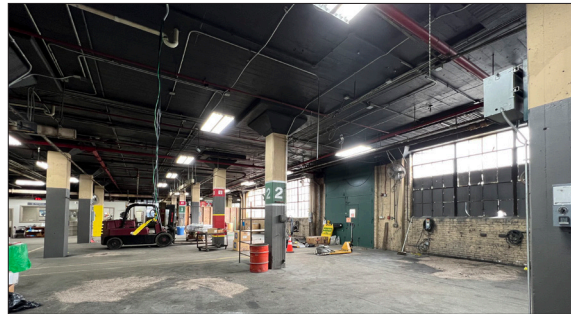
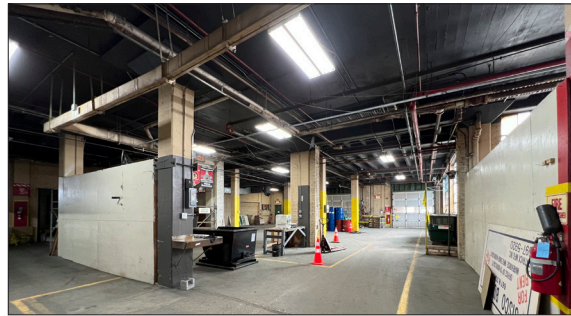
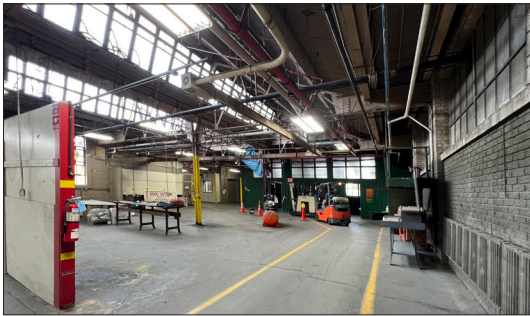
### PROPERTY OVERVIEW

- Great location on Rt. 31, just 2 minutes south of I-90
- Shared covered docks
- Suitable for manufacturing or warehouse
- Four private offices, lunch room, two locker room-style bathrooms
- Fully sprinklered
- Ample parking
- Two covered dock doors (shared)
- LED lighting
- 12' ceilings

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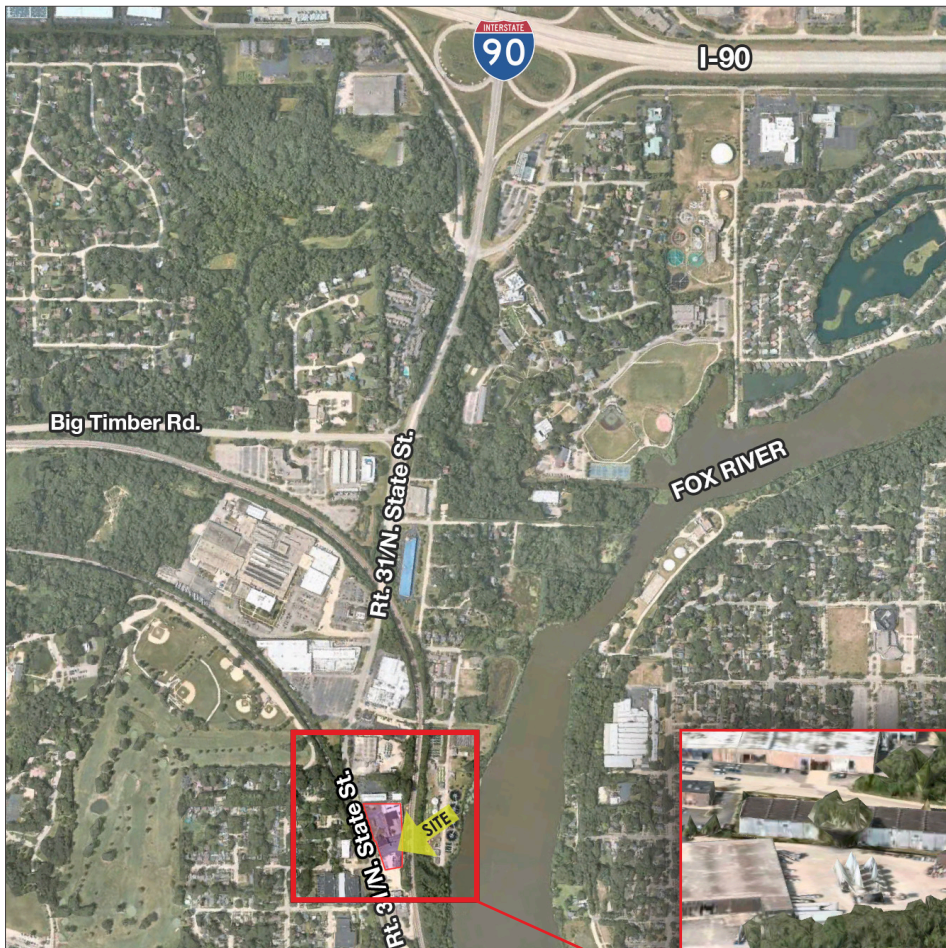




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