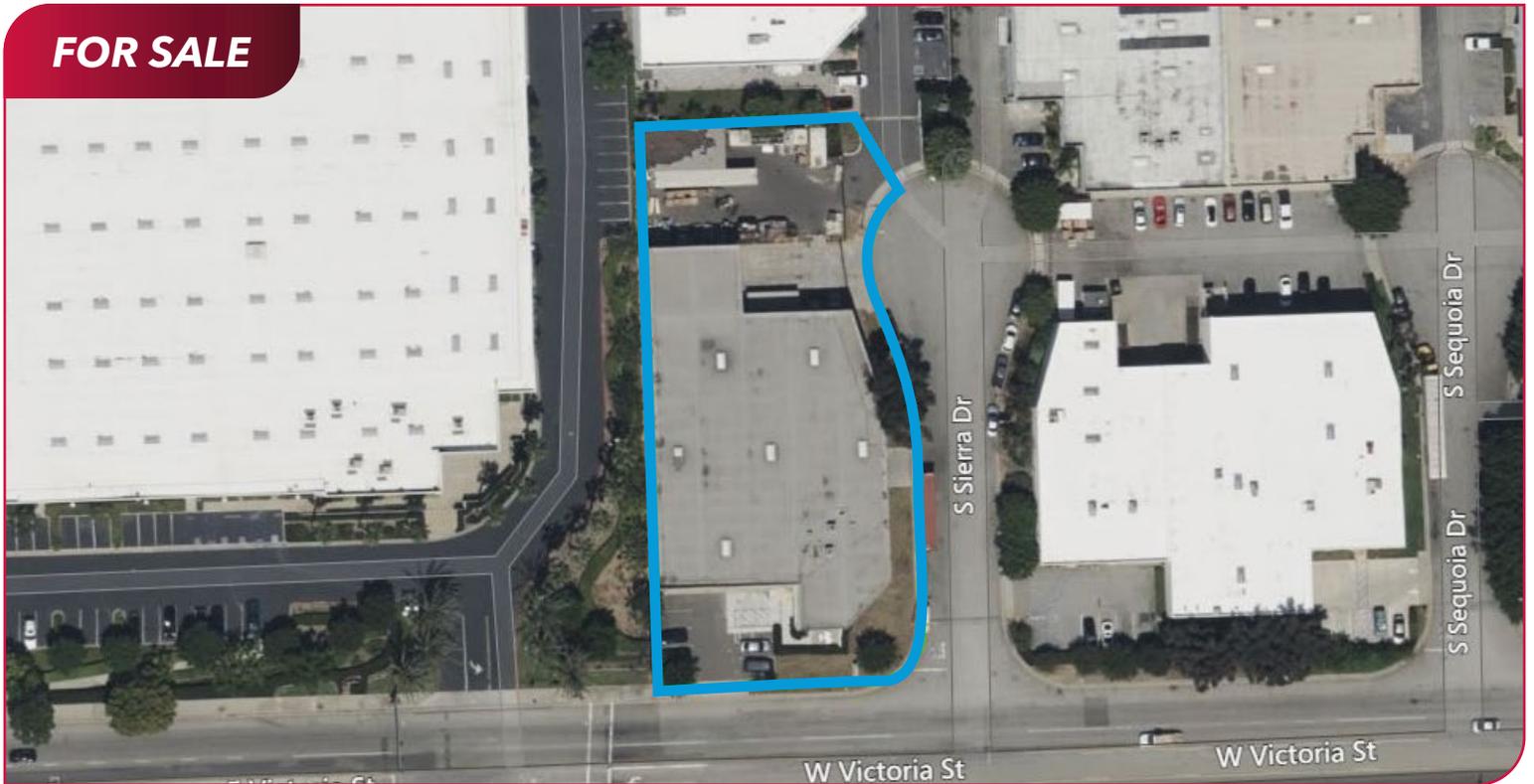


**FOR SALE**

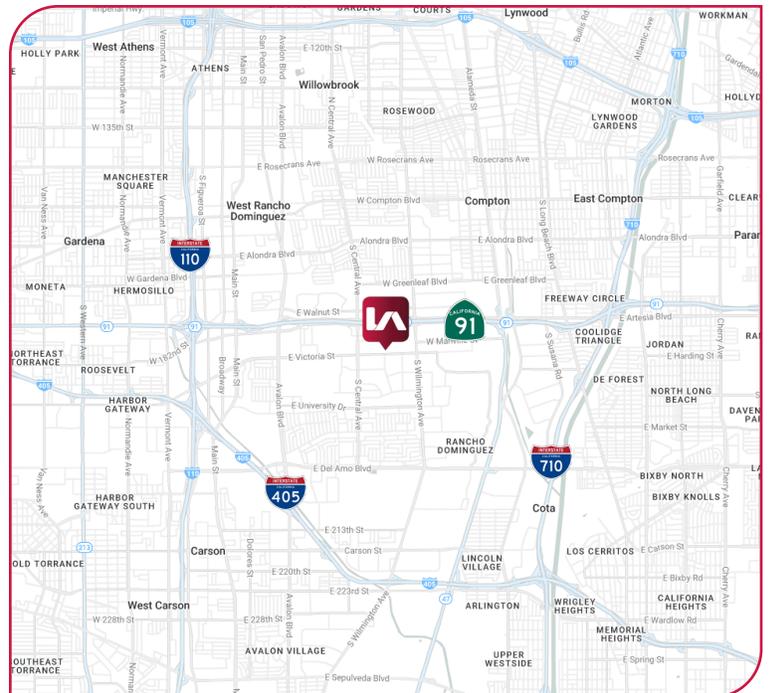


**PRICING BREAKDOWN**

Building Size	<b>±20,832 SF</b>
Sale Price	<b>\$8,020,320.00</b>
Lease Rate	<b>\$1.65 GRS (\$34,372.80 / Mo)</b>

**PROPERTY DETAILS**

- ±3,654 SF Two-story Office Space
- ±37,321 SF Lot Area
- Heavy Manufacturing Zoning
- 22' Clearance Height
- Two (2) 20' x 10' Dock High Doors
- One (1) 19' x 8' Ground Level Door
- Private and Secure Fenced Yard
- Immediate Access to the 91, 110, 405, & 710 Fwys



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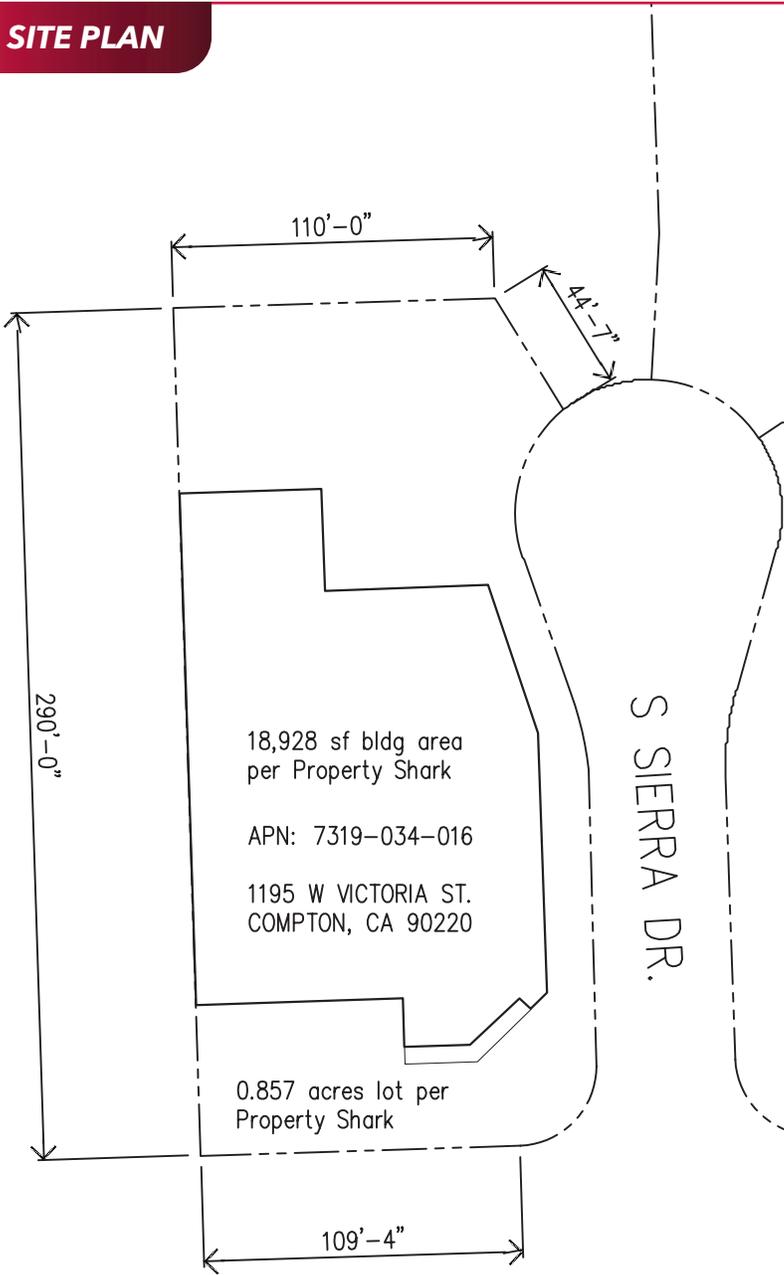
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**SITE PLAN**



ST.

\*Site plan not to scale



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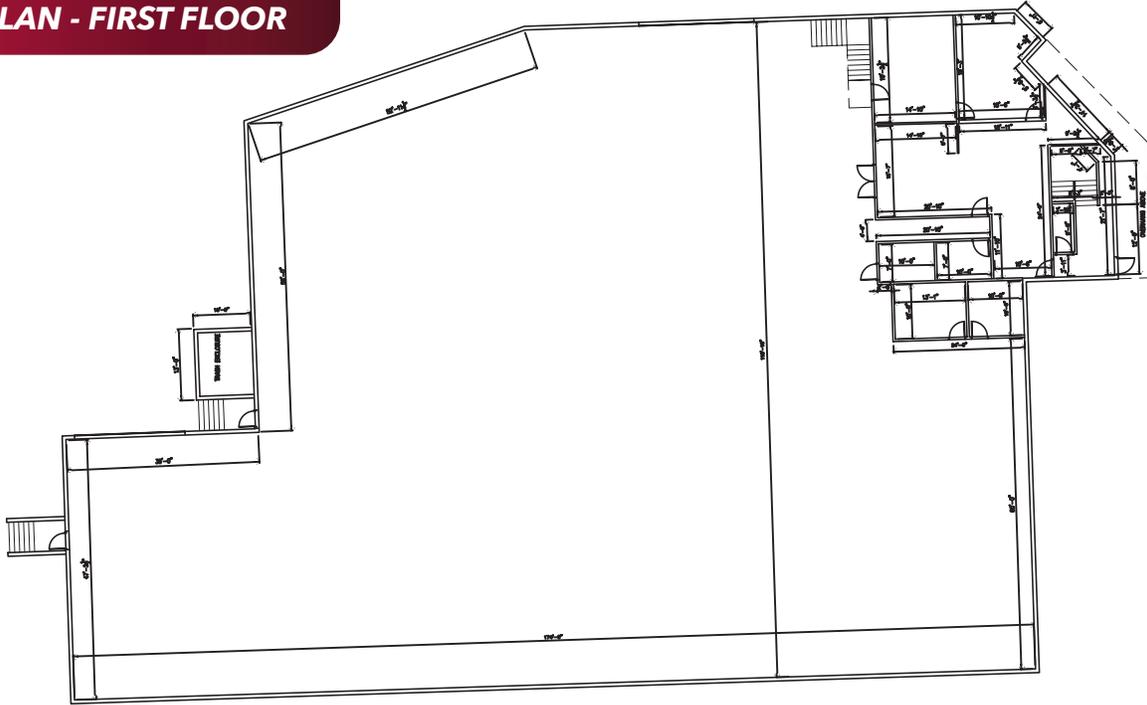
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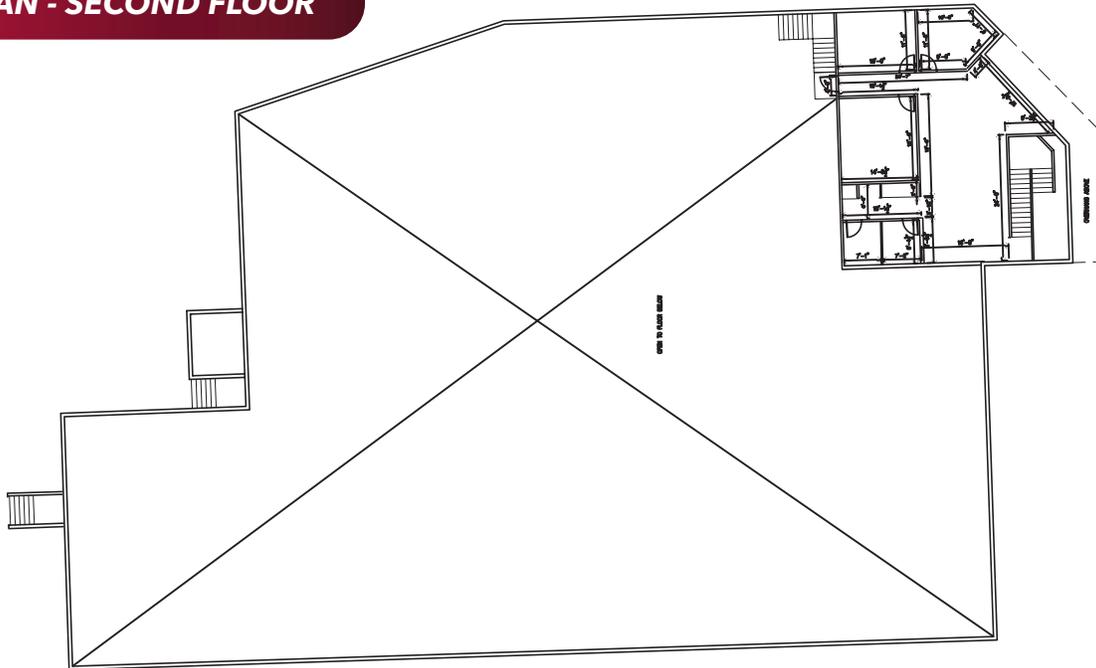
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**FLOOR PLAN - FIRST FLOOR**



**FLOOR PLAN - SECOND FLOOR**



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