



875 SOUTH CHESTNUT STREET

PROPERTY DESCRIPTION

This 16,631 SF building on 1.61 acres offers a practical mix of office and warehouse space. The layout includes 5,215 SF of 2 story office and 11,424 SF of warehouse with 16'7" clear height and 55' x 22' column spacing. Loading is provided by one covered dock well and two ground-level doors (12'x12' and 12'x14'). The building is equipped with 400 amp, 3-phase power, gas-forced heat, and LED lighting. Zoned M-2, the property is well suited for a range of industrial uses.

- Building Size: **16,631 sq. ft.**
- Office: **5,215 sq. ft. 2 story**
- Warehouse: **11,424 sq. ft.**
- Lot Size: **1.61 acres**
- Clear Height: 16'7"
- Column Spacing: 55' x 22'
- Dock High Loading: One covered dock well
- Ground Level Doors: Two: 12' x 12'
- LED Lighting
- Power: 400 amp, 208 volt 3 phase
- Heat: Gas-forced
- Zoned: M-2
- Evaporative cooling in warehouse
- Compressed air lines throughout warehouse

INDUSTRIAL FOR LEASE
WITH **YARD SPACE**



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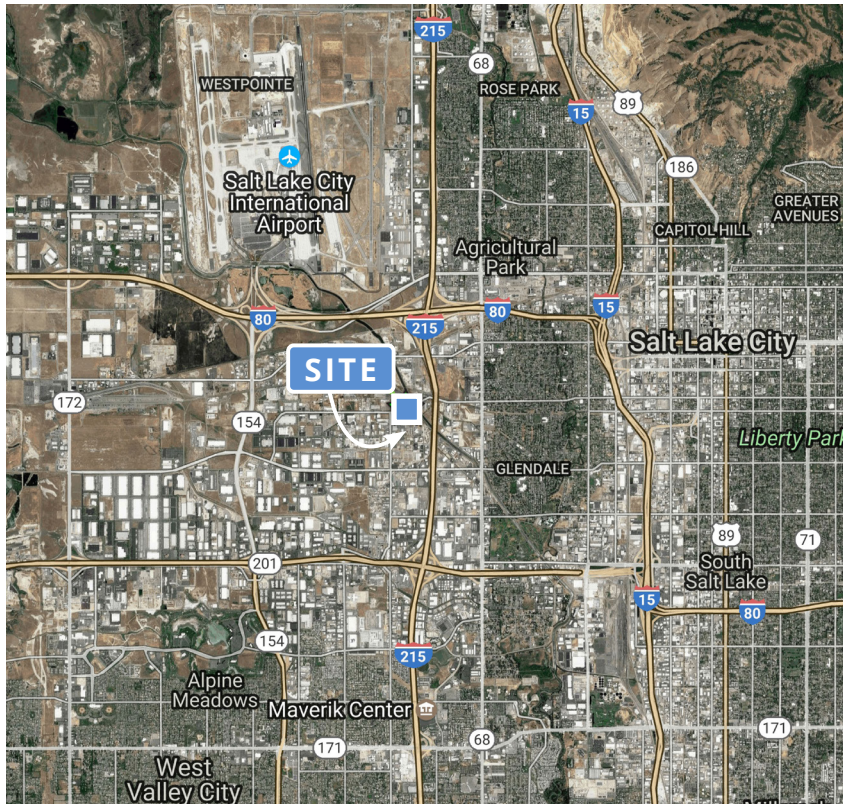
FLOOR PLANS

The floor plan of the second floor includes the following rooms and dimensions:

- Storage:** 24' x 31'
- Office:** 21' x 32'
- Open Mezzanine:** 21' x 32'
- Stairs (top left):** 21' x 32'
- Stairs (bottom right):** 21' x 32'
- Closet:** 11' x 13'

The second floor plan includes the following rooms and dimensions:

- Tool Room:** 32' x 35'
- Conf. (Conference):** 14' x 15'
- Reception:** 16' x 15'
- Supplies:** 12' x 12'
- Men's / Women's:** 12' x 12'
- Stairs:** 22' x 22'
- IT:** 12' x 12'
- Break Room:** 12' x 12'
- 8' x 8' Ground Level:** 8' x 8'
- 12' x 12' Ground Level:** 12' x 12' (multiple locations)



LOCATION



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