

## What can fit on 3,500 sq ft (Light Manufacturing zoning)

### ✓ Small flex / light industrial building

- Building footprint: ~1,800–2,400 sq ft
- Use: light assembly, small fabrication, contractor shop, print shop, maker space
- Layout:
  - Front office (300–500 sq ft)
  - Rear production/storage
  - 1 roll-up door (no full semi dock)

### ✓ Single-bay warehouse

- Building: ~2,000–2,500 sq ft
- Ceiling: 14–18 ft clear (common for light manufacturing)
- Parking: 2–4 spaces (likely tight but doable)
- Loading: box truck or van (not ideal for semis)

### ⚠ Micro-industrial / incubator

- Multiple small suites (e.g., 2 × 900 sq ft units)
- Works best if shared parking or adjacent lots exist

The blueprint examples I showed earlier would need to be scaled down significantly—only the smallest single-building concept applies here.

### A realistic max build scenario (example)

- Lot: 3,500 sq ft
- Coverage: ~60–70% (check local code)
- Building: ~2,100–2,400 sq ft
- Remaining area: parking + fire access + landscaping