

### SUMMARY

### MAIN WAREHOUSE PHOTOS

### BACK WAREHOUSE PHOTOS

### SURVEY

### AERIAL MAP AND DRIVE TIME

### DEMOGRAPHICS

## FOR LEASE

### PROPERTY OVERVIEW

This +/- 2.46-acre property is zoned I-2 and has two warehouse buildings totaling 33,828 square feet. The front warehouse fronting on Hwy 1085 is a 25,728-square-foot industrial/office building with an 20-foot eave height and 22-foot center clear height. The building is comprised of 5,142 square feet of finished office space and 20,586 square feet of heated and cooled warehouse space. The main warehouse has two drive-in doors and 2 docks in a truck well with two manual overhead doors at the loading dock and two additional overhead doors near the southeast corner of the building. Concrete parking along the front of the building with ample limestone surfacing along the sides and rear of the building. Other site improvements include concrete car stops, some perimeter fencing and decorative landscaping.

The back warehouse is an 8,100-square-foot climate controlled building with four overhead roll-up doors. Polished floors and two bathrooms.

### PROPERTY DETAILS

- Front Warehouse-
- Fully Climate Controlled
- +/- 5,142 SF Office
- +/- 20,586 SF Warehouse
- Clear Span
- 20' Eave Height
- 22' Clear Height
- 24.5' Center Height
- (1) 12\*12 Roll up door
- (1) 12\* 14 Roll up door
- (2) 12\*14 Loading dock door
- Back Warehouse-
- +/- 8,100 SF
- Climate Controlled
- Clear span
- 16' Eave
- 16' Center Height
- 13' Clear height
- (4) 14\*14 Roll up doors
- (2) bathrooms
- Polished floors

### FOR LEASE

- Rate: \$7.50 PSF + NNN
- Estimated: NNN: \$1.50 PSF



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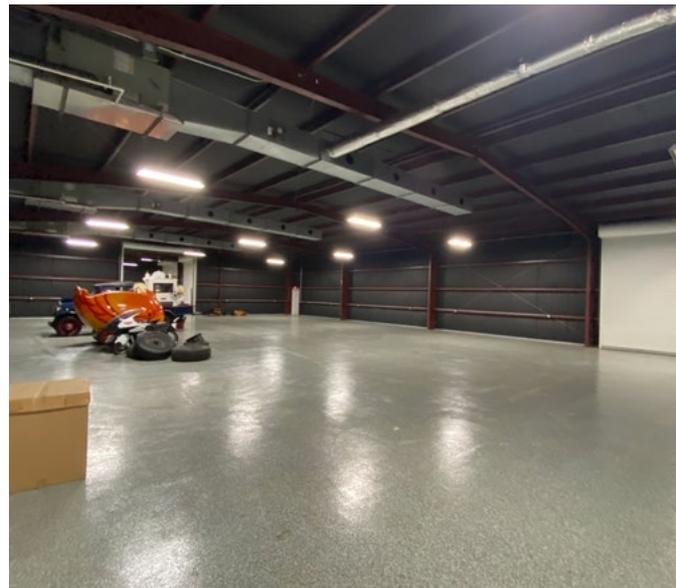
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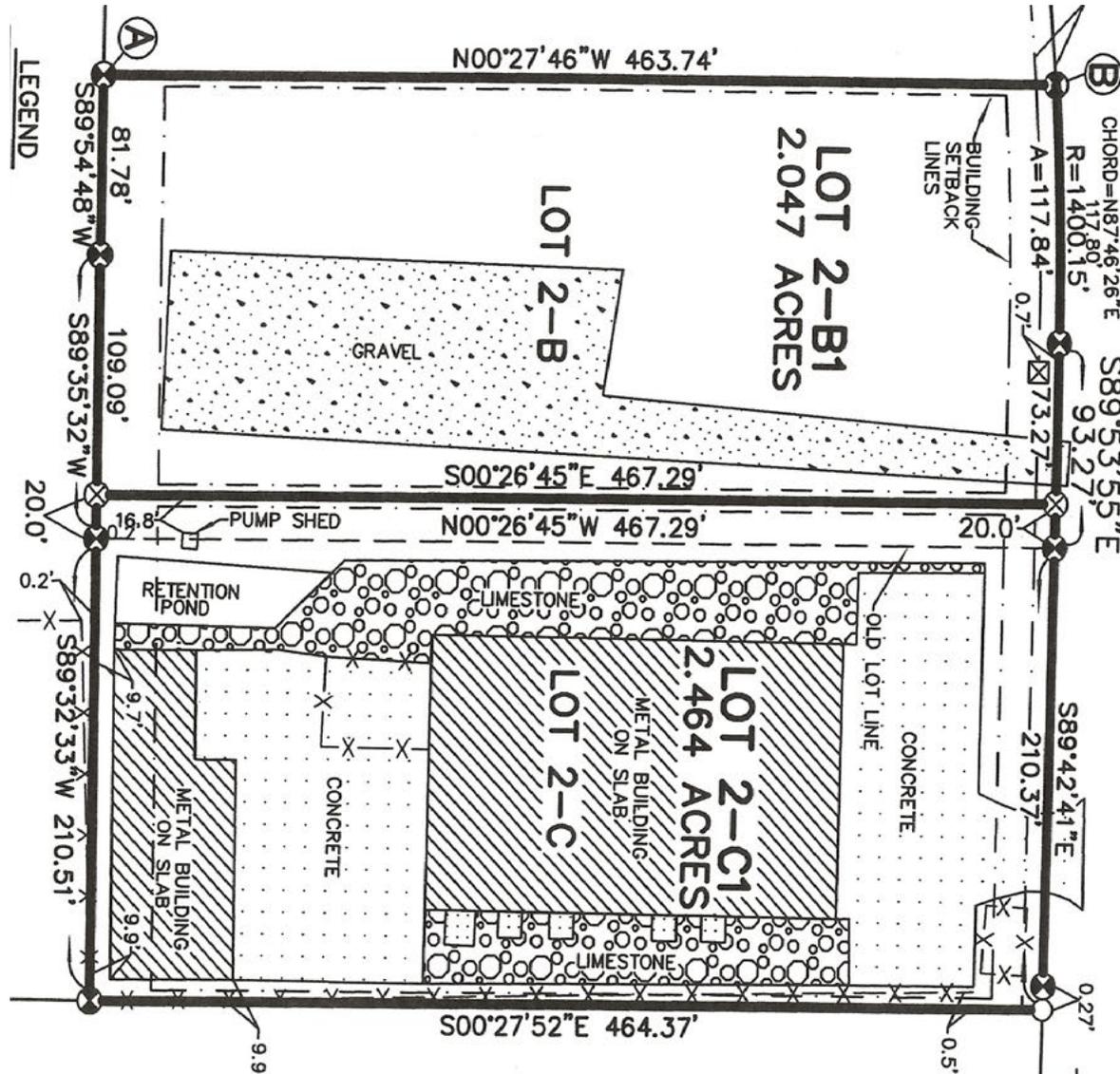
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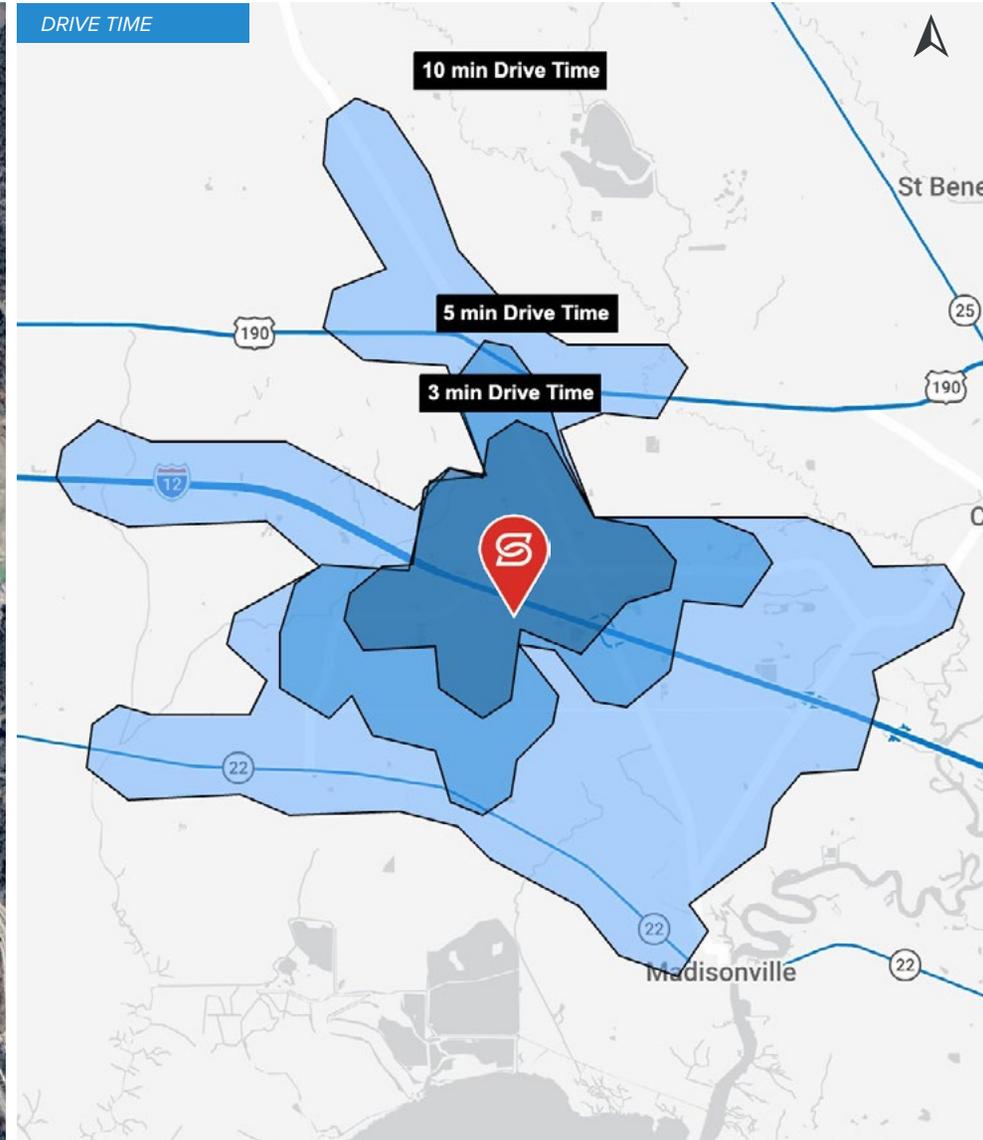
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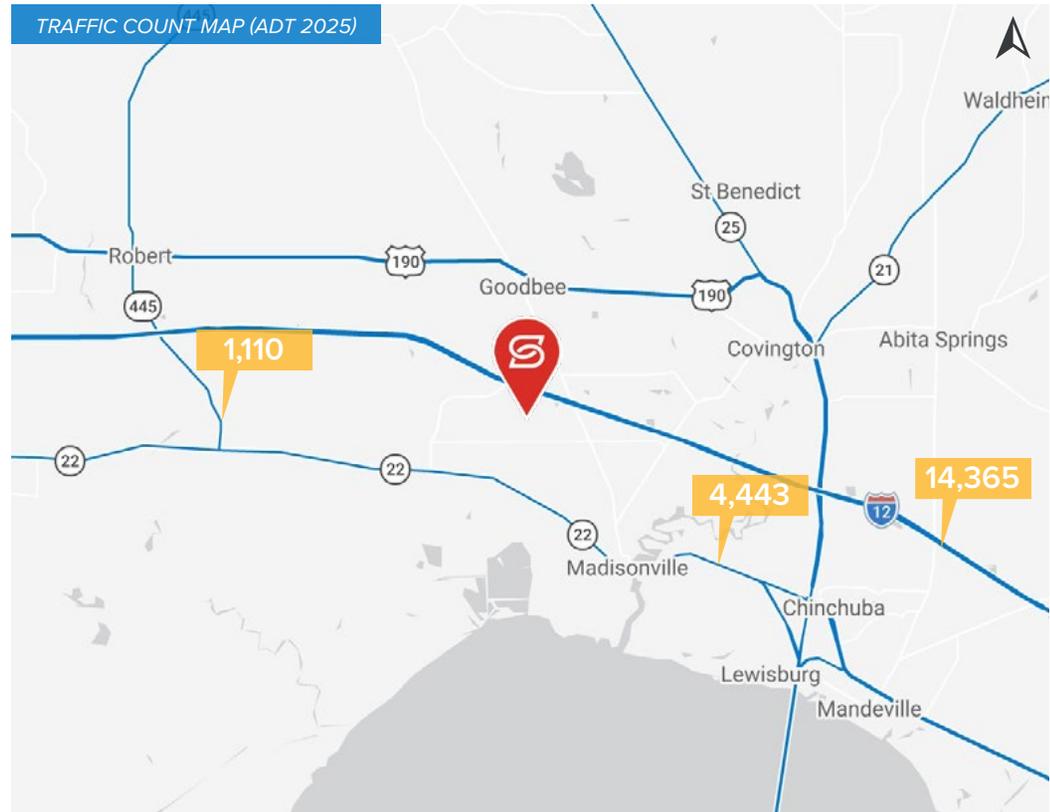
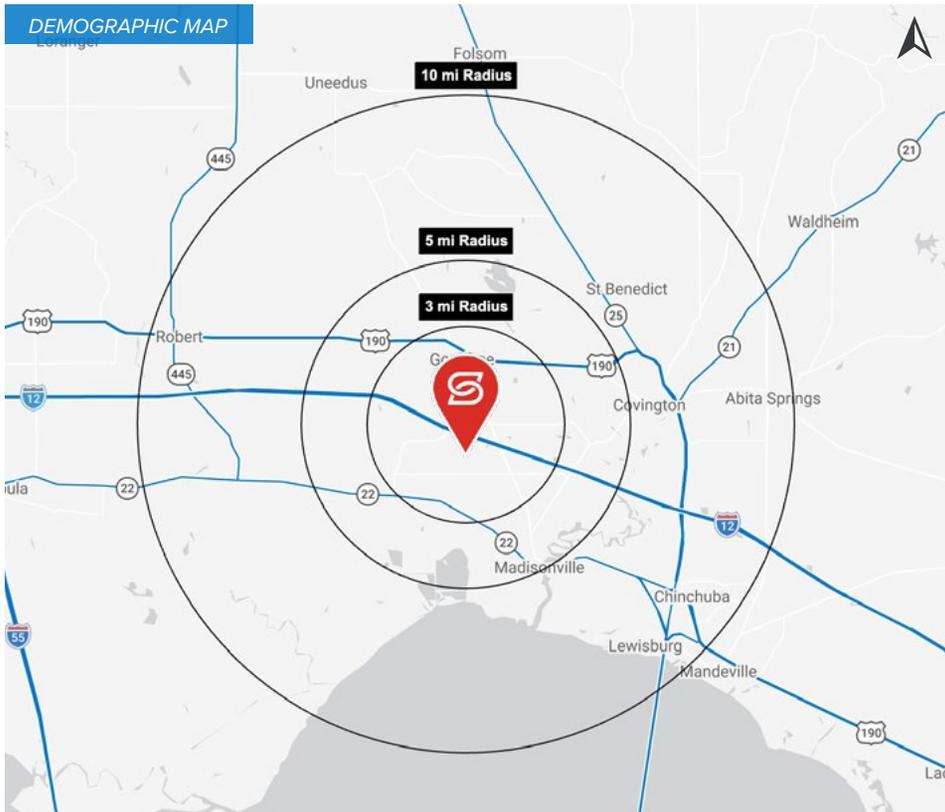
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## 2025 DEMOGRAPHICS

