



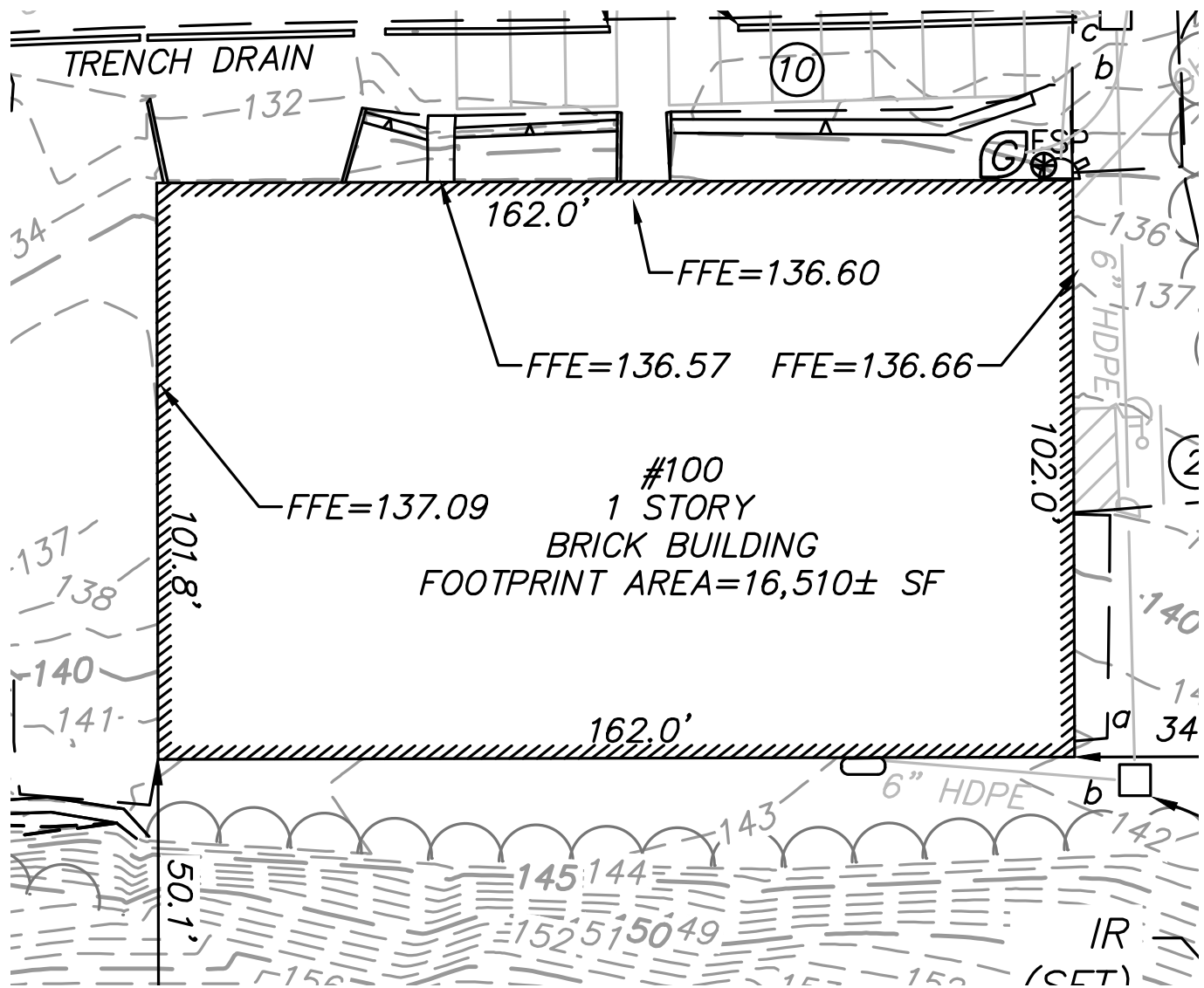
16,510 SF STAND-ALONE BUILDING
..... AVAILABLE FOR LEASE
WITH 15,000 SF OUTDOOR STORAGE

PROPERTY OVERVIEW

- Building Size:** 16,510 SF (102'x 162') stand-alone building with 15,000 SF yard
- Clear Height:** 16'-0" Clear to Bar Joist
- Loading:** Two (2) - 8x9 dock doors at tailgate height with levelers, One (1) 14'x20' Automatic roll-up door at grade, One (1) 8x8' automatic sliding door at grade
- Construction:** Slab on grade, CMU block walls, steel columns, metal deck & bar joists Built in 1990 - Major improvements Fall 2016
- Power:** 600-amp 480-volt three phase power building service
One (1) - 600-amp 480/277 V 3 phase tenant panel, One (1) - 225-amp 120/208 V 3 phase tenant panel, Two (2) 100-amp 480-volt tenant panels
- Office Area:** 2,500 SF (15%) with central AC



16,510 SF STAND-ALONE



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