



AVAILABLE SPACE

Building Size: +/- 6,660 SF

Warehouse: +/- 5,220 SF

Office: +/- 1,440 SF

Lot Size: +/- 1.6 AC

Zoning: Industrial

Sale Price: \$850,000

Lease Rate: \$10/SF NNN

PROPERTY DESCRIPTION

High quality clear span flex warehouse building on corner lot with +/- .72 acres paved lot. Centrally located in Kent County. Ideal property for contractors, warehouse distribution, light manufacturing.

For more information, please contact:

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WAREHOUSE: +/- 5,220 SF

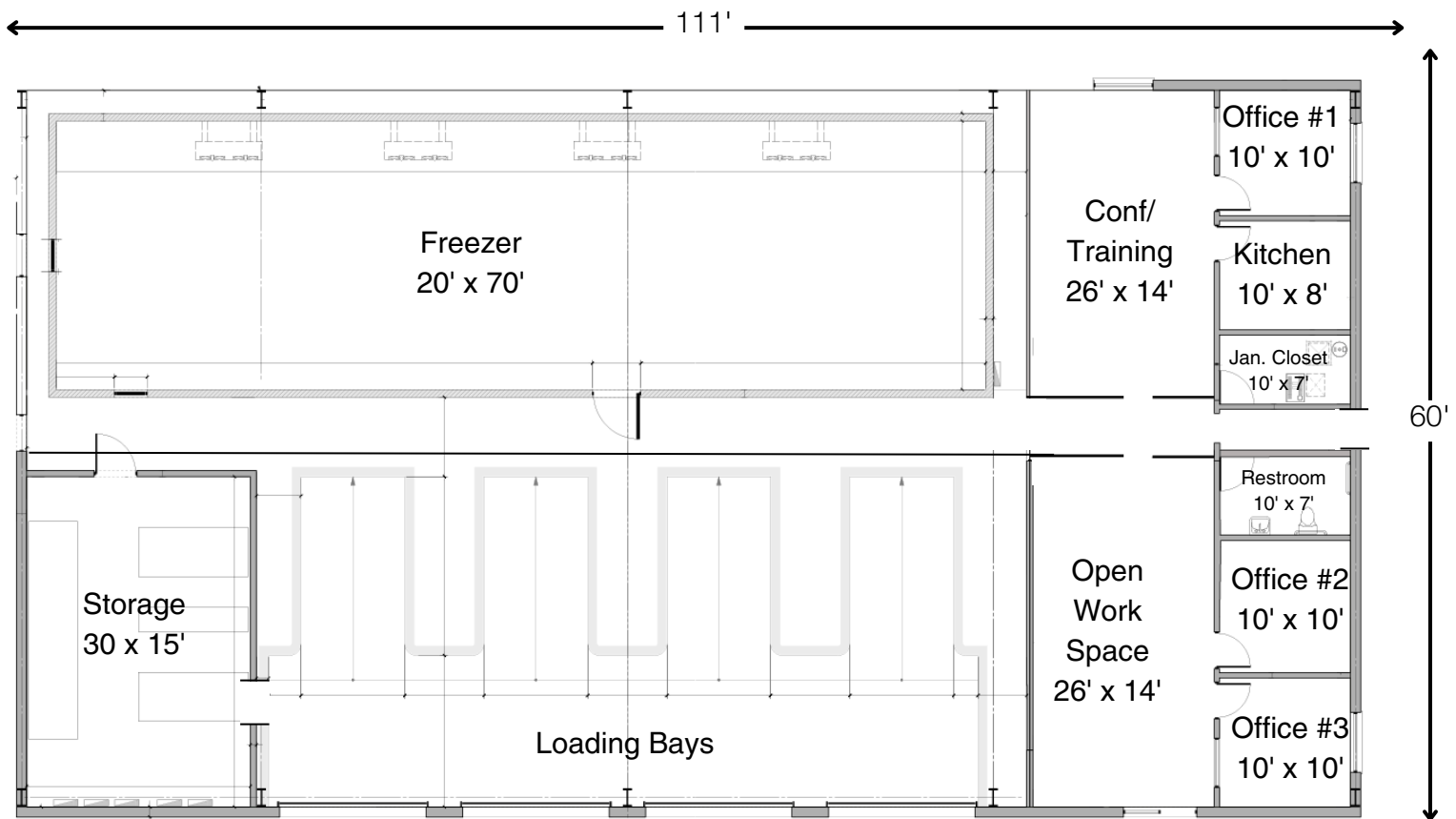
- +/- 1,400 SF of cold storage
- +/- 350 SF electrical & secure storage room
- Power: 800 amps/3 phase
- Ceiling Height: 16'

LOADING:

- Four (4) 12' x 12' drive ins
- One (1) 8' x 10' high bay loading door

OFFICE: +/- 1,440 SF

- Two (2) 26' x 14' conference/training/break room
- Three (3) +/- 10' x 10' private offices
- One (1) 7' x 10' restroom
- One (1) 7 x 10' mechanical/janitorial room with wash basin
- One (1) 8 x 10' kitchen







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