



Colliers

Sale Price

\$1,150,000

Lease Rate

\$5.75 psf nnn

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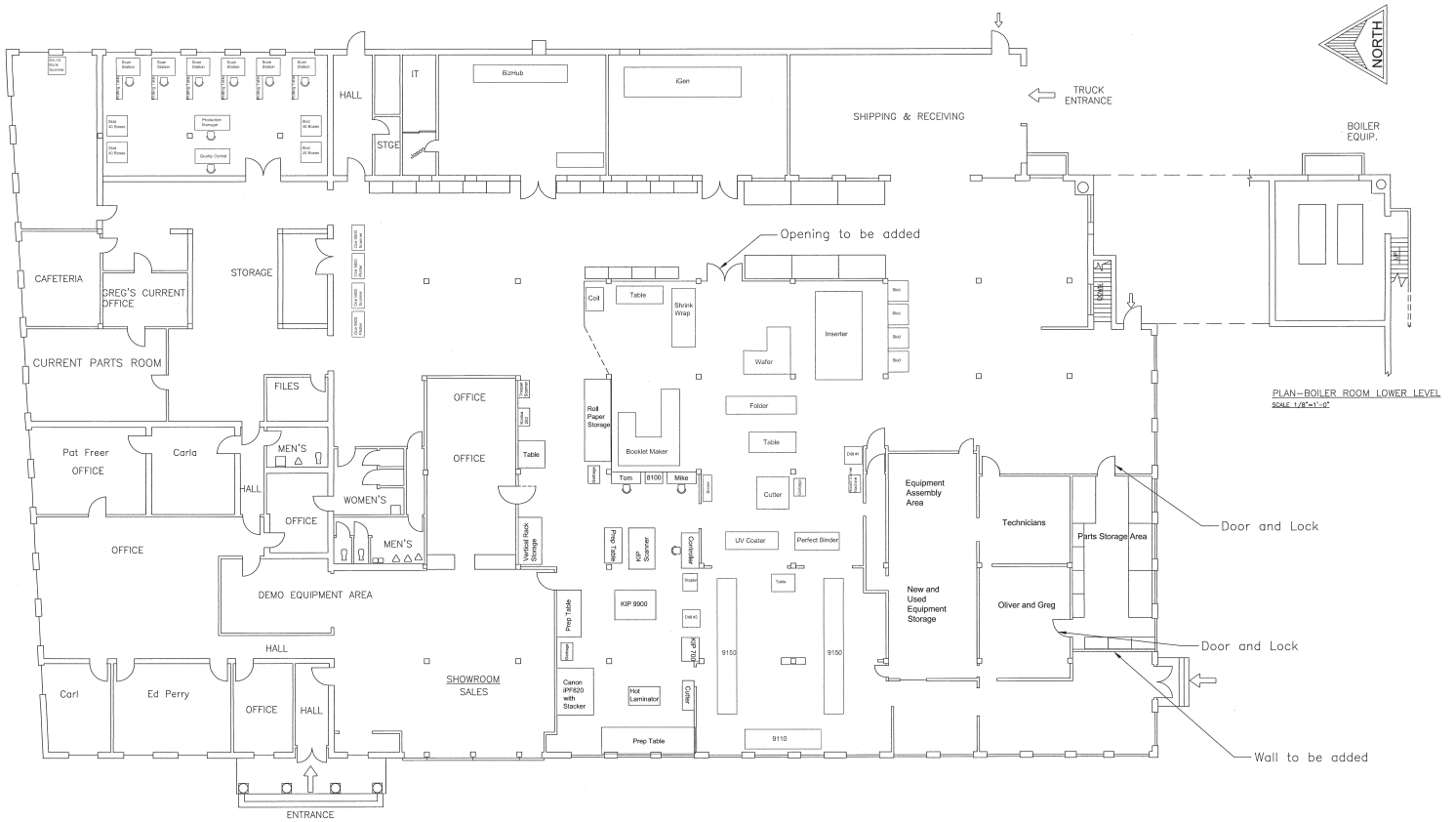
For Sale or Lease

Features

- 21,473 SF single-story brick building on 1.20 acres
- Heated and cooled
- 12- 15 ft ceilings
- One loading dock and one drive drive-in door
- Office, showroom, production, and shipping area
- B4 zoning — manufacturing, flex, office, warehouse, or redevelopment all on the table
- Opportunity Zone designation with meaningful federal tax benefits for qualifying buyers
- 35 parking spaces, 5 minutes to I-91/I-84

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Floor Plan



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Aerial



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