

## +/- 17,600 INDUSTRIAL SPACE FOR LEASE



### PROPERTY HIGHLIGHTS

BUILDING SIZE: +/- 160,000 SF  
AVAILABLE SPACE: +/- 17,600 SF  
DIVISIVBLE TO 8,700 & 8,900 SF  
LOT SIZE: +/- 9.5 ACRE  
CEILING HEIGHT: 20' CLEAR  
POWER: AMPLE  
HEAT: GAS  
PARKING: ABUNDANT  
ZONING: L-1

#### UNIT A

AVAILABLE SPACE: +/- 8,900 SF  
LOADING DOCKS: 3  
OFFICE: +/- 30%

#### UNIT B

AVAILABLE SPACE: +/- 8,700 SF  
DRIVE IN DOOR: 1  
OFFICE: +/- 50 %

FOR MORE INFORMATION OR TO SCHEDULE A TOUR OF THE PROPERTY, PLEASE CONTACT EXCLUSIVE BROKERS:

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