INDUSTRIAL SPACE FOR LEASE







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Block and Lot is pleased to present a premium industrial facility in the established Richmond Industrial Park. This property is strategically located less than 4 miles from I-75 via Exit 83/Duncannon Lane, providing convenient access and making it an ideal choice for a company seeking industrial space in a prime location.

PROPERTY DESCRIPTION



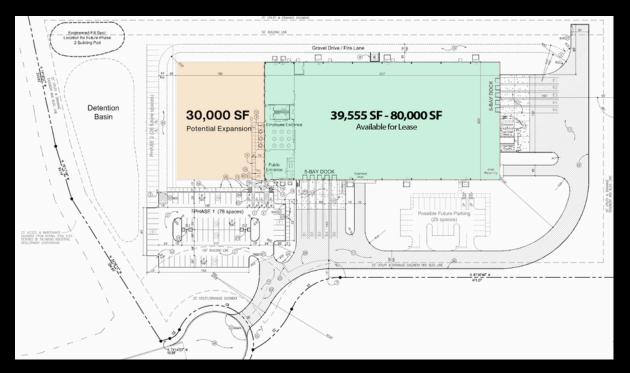
LEASE RATE: \$6.50 PSF + NNN C.A.M.: \$1.25 SF AVAILABLE SF: 39,555 SF - 80,000 SF, expandable to 110,000 SF **ROOF: Standing Seam Metal** CLEAR HEIGHT: 21' - 24' FLOOR TYPE: 6" Reinforced Concrete DOCK DOORS: 10 with Shelters **DRIVE-IN DOORS: 2 LEVELERS:** Yes **LIGHTING: LED** SPRINKLER SYSTEM: Wet **ZONING:** Industrial VEHICLE PARKING: 90 HVAC: Warehouse & Office Fully Climate Controlled ELECTRIC: 3-Phase







SITE PLAN





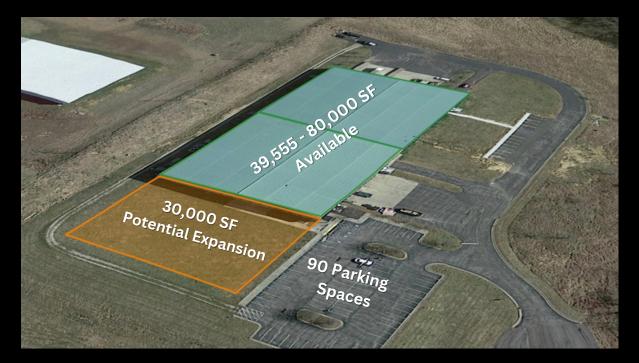
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RICHMOND INDUSTRIAL PARK SOUTH









AERIAL IMAGE





INTERSTATE ACCESSIBILITY





FLOOR PLAN

