

**FOR LEASE &
FOR SALE**



PROPERTY HIGHLIGHTS

- ±31,308 SF on 2.9 acres.
- Low Coverage Site 25% Building Coverage- Excess Land
- 2,000 AMPS 277/480 Volt Electrical Panel (Verify)
- Fully Sprinklered Warehouse
- (3) Dock High Positions with the ability to add additional DH Position
- Rear DH Loading Platform with (2) GL Doors
- M-2 Zoning: Heavy Manufacturing
- Building and Site Renovations near completion
- \$0.69 NNN Per Land SF. OPEX \$0.104 PLSF



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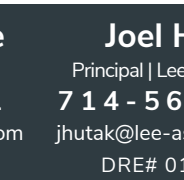
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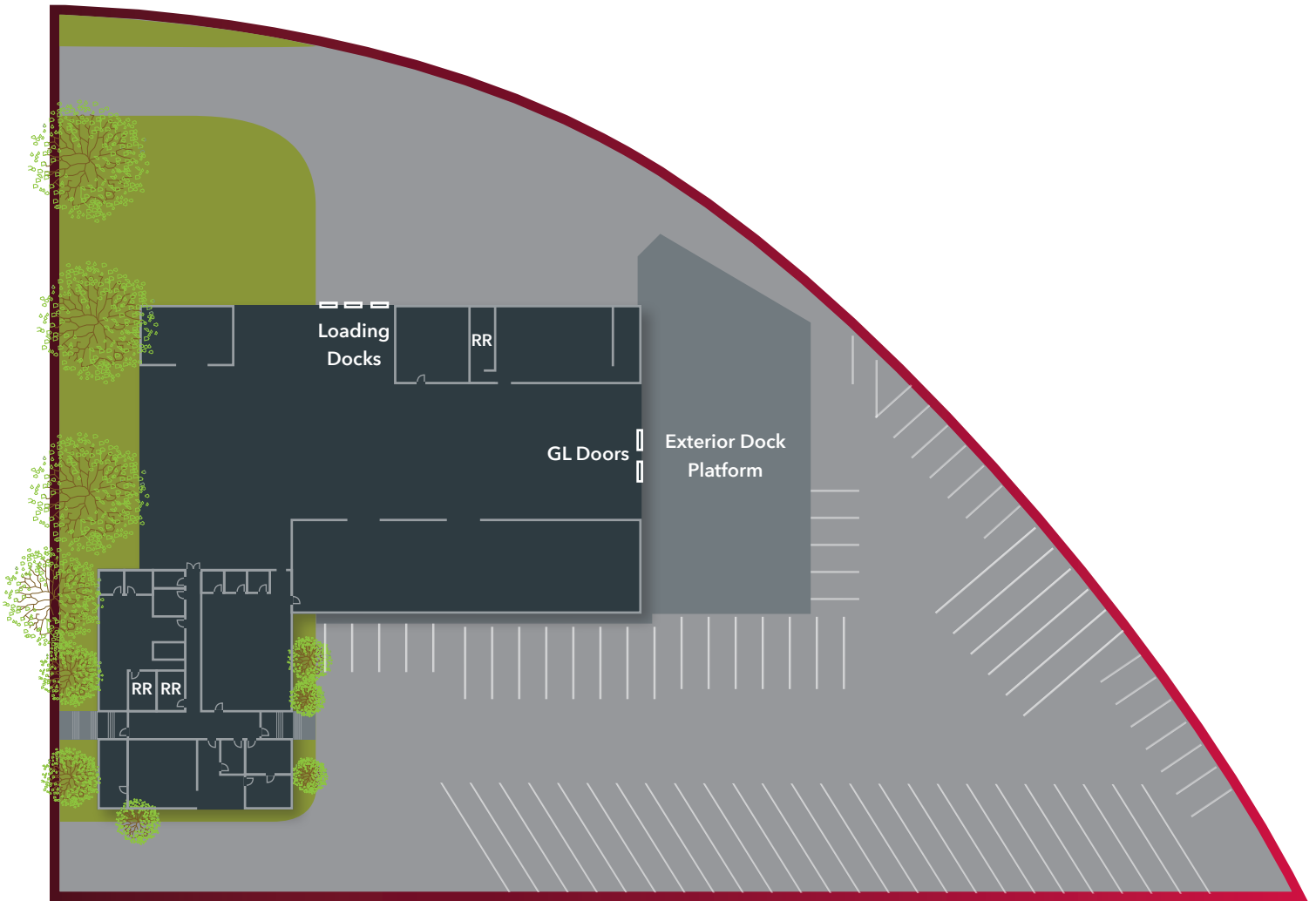


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