

# NOW LEASING

# 17,680sf SHOP & 13,920sf QUONSET on 3.5 ACRES



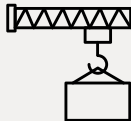
## PROPERTY FEATURES:



5 OFFICES



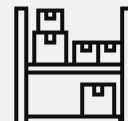
3 BATHROOMS



2 CRANES



8 SHOP BAYS



MEZZANINE



FENCED YARD

## ABOUT:

Industrial campus ideally located near the intersection of Highway 2 and 85. Easy access to the bypass.

Yard is stabilized with crushed rock and fully fenced with 4 gates. The massive storage Quonset has two roll-up doors and concrete footings for pallet racks.

Shop features a pressure testing bay, two 1/2-ton cranes, 8 shop bays with 14' overhead doors, plus an extra 18' overhead door on the end of the building. There is a 1,400sf storage mezzanine with steel staircase.

The office area features a kitchen, locker room, 3 bathrooms. and spacious reception area. It has central heating and air conditioning.

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