

±50,000 SF + OUTSIDE STORAGE



Availability Summary

New construction ±50,000 SF Industrial building featuring ±1/2 acre paved area for additional car parking, trailer parking, and/or OUTSIDE STORAGE. The paved area also has **expansion** potential of **up to approximately 1 Acre**.

The site is available for Sale or Lease and is designed for 1 to 4 Tenant occupants.

The property has tremendous flexibility for a purchaser as it designed to be occupied in whole, or in part, and unused portions can be leased for additional income or future expansion.

Tenants have the ability to Lease the building and additional parking/outside storage per their requirement.

Highway access is approximately 10 minutes to Route 80 via exit 19 Westbound or Exit 25 Eastbound. Both routes accommodate tractor trailers. Route 46 is also accessible at less than 2 miles distance.

LEASE SPECIFICATIONS (units can be combined/resized)

Unit	Size (SF)	Office (SF)	Loading	Ceiling
Full Building	±50,000	To suit	4 Docks 2 Drive-ins	28'-32'
Unit 1	±5,600	To suit	1 Drive-in	28'-32'
Unit 2	±19,400	To suit	2 Docks	28'-32'
Unit 3	±19,400	To suit	2 Docks	28'-32'
Unit 4	±5,600	To suit	1 Drive-in	28'-32'
Outside Storage / Additional Parking				Per requirement up to 1 Acre

SALE Specifications

Lot Size	±9.47 Acres
Building Size	±50,000 SF
Office Size	To Suit
Ceiling Height ±	28'-32'
Loading Docks (8'x10')	4
Drive ins (12'x14')	2
Outside Storage / Additional Parking	±1/2 Acre (expandable)

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SALE or LEASE  
NEW CONSTRUCTION



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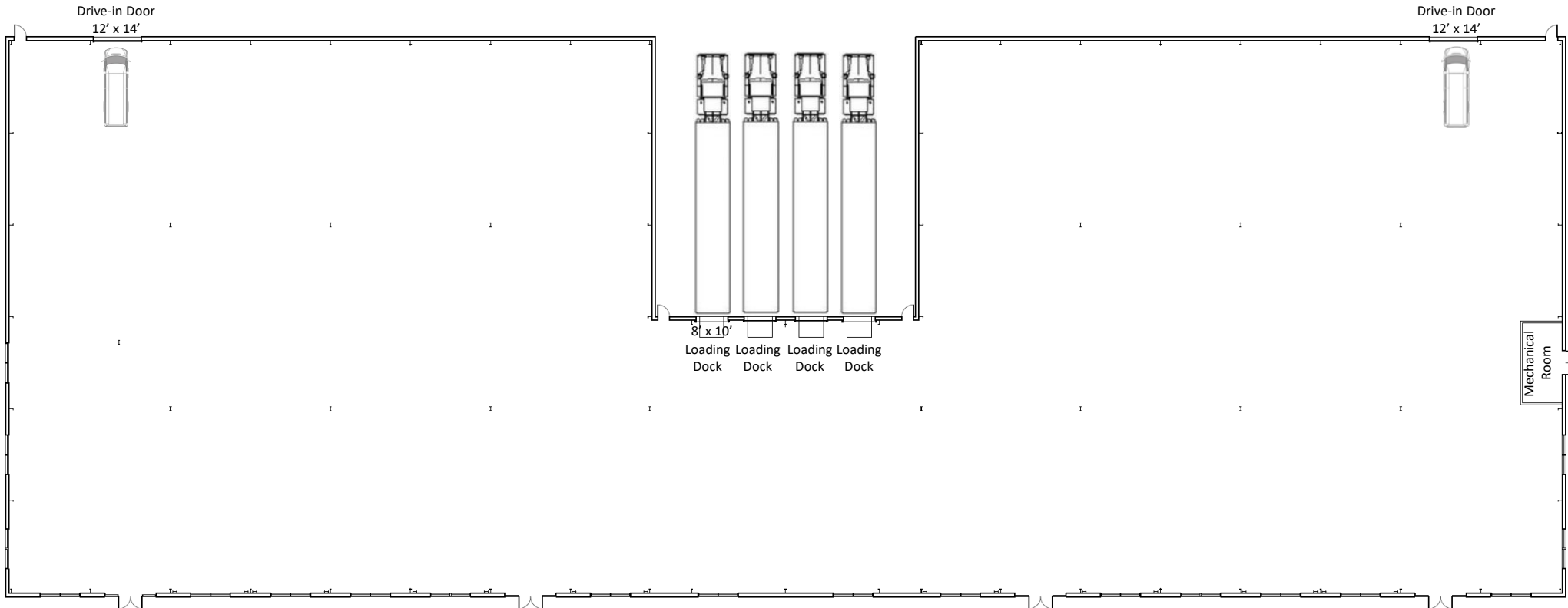


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## Full Building Plan



[Video Rendering Link](#) | [Aerial View Link](#)

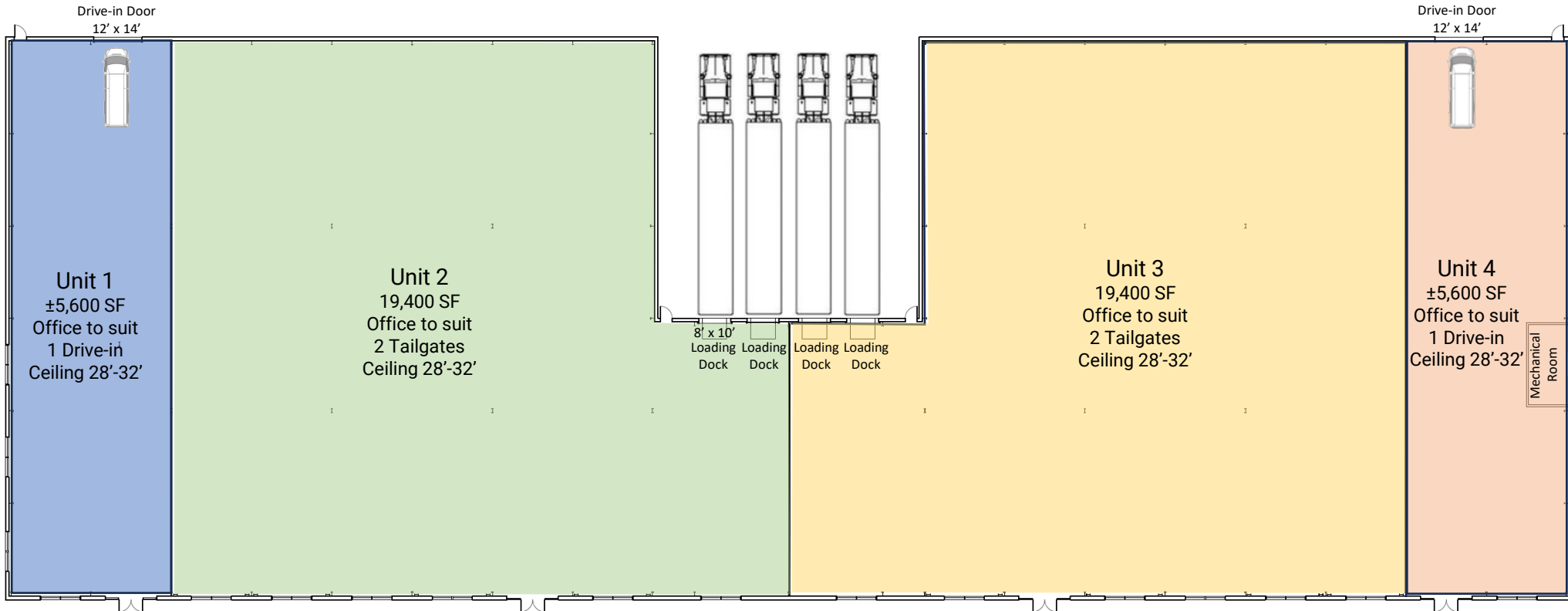
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### Lease Plan

(units can be combined or re-sized)



**\*Additional Parking and Outside Storage available per requirement**

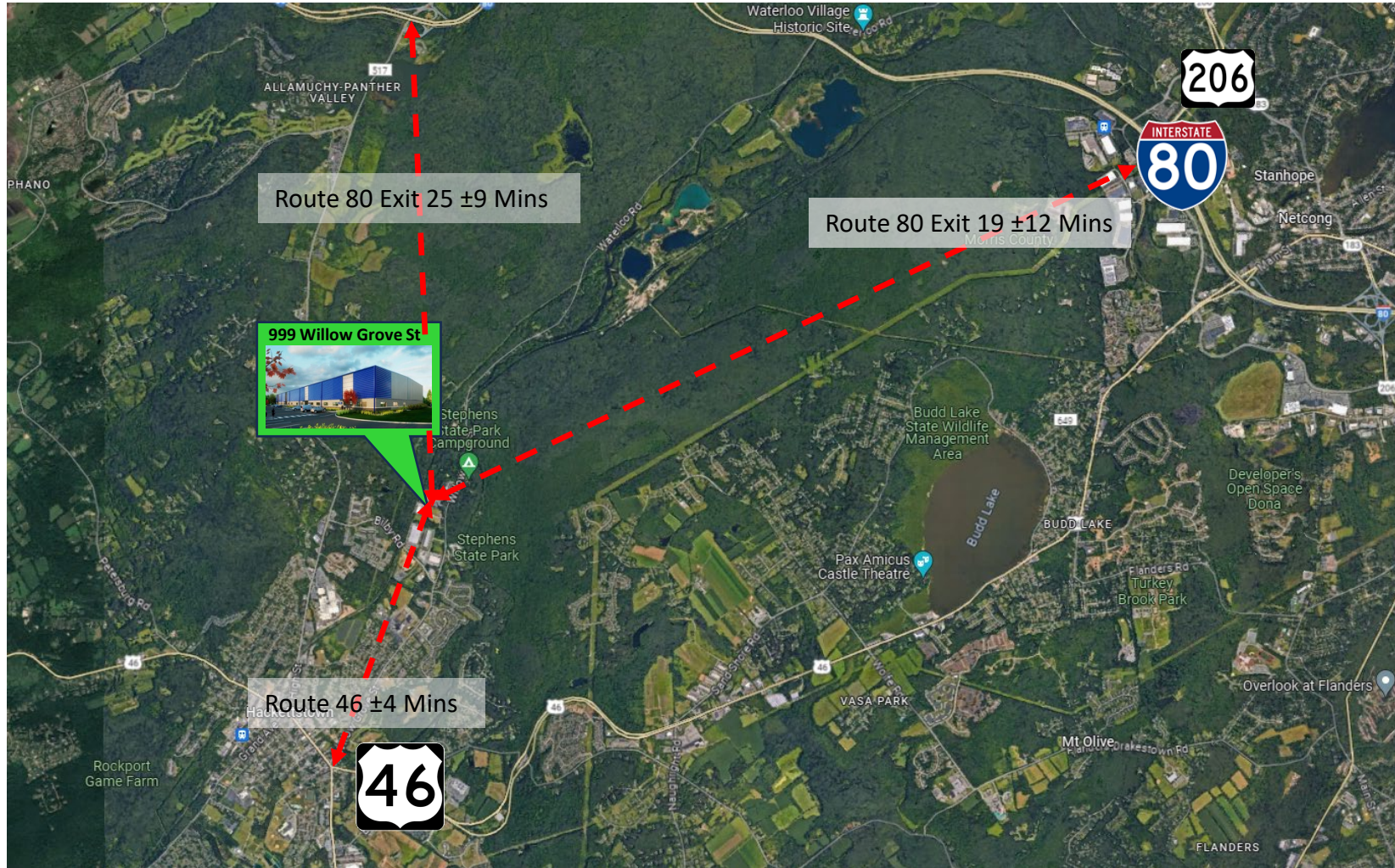
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**LOCATION**



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