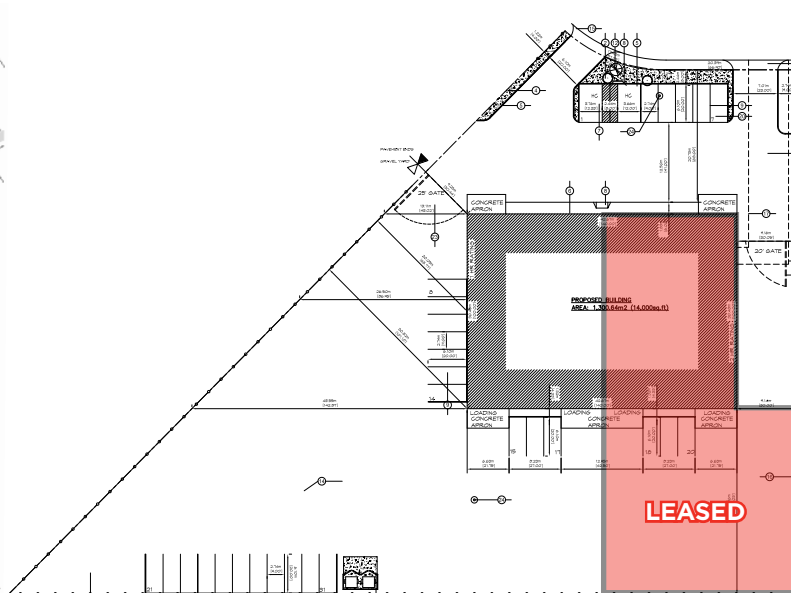


**AERIAL**



**SUBDIVISION PLAN**

**SITE PLAN**



**16,000 SF INDUSTRIAL BUILDING ON 1.70 ACRES FOR SALE**  
**8,000 SF AVAILABLE SPACE FOR LEASE WITH YARD**

**PROPERTY HIGHLIGHTS**

- » 16,000 SF freestanding building on 1.70 acres for sale
- » Remaining 8,000 SF industrial bay with yard available for lease
- » 26' clear height
- » 5 ton crane ready (18' under hook clear height)
- » 18.9% site coverage ratio
- » Excellent access to Highway 16 & Highway 17
- » \$12.50 PSF
- » \$2,950,000.00 (\$184.38 PSF) Purchase Price
- » In floor heating
- » Drive through loading with fenced and secured yard



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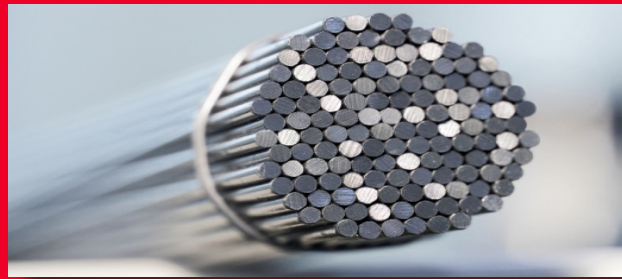
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**PROPERTY INFORMATION**

MARKET:	Hill 6 Industrial
AVAILABLE SIZE:	1.70 Acres
LEASE RATE:	\$12.50 PSF
OPERATING COSTS:	\$1.74 PSF
SALE PRICE:	\$2,950,000.00 (\$184.38 PSF)
AVAILABILITY:	Immediately
SITE COVERAGE RATIO:	18.9%



SPACE BREAKDOWN -	<u>BAY 1</u>	<u>BAY 2</u>
WAREHOUSE:	6,000 SF	6,000 SF
OFFICE:	1,000 SF	1,000 SF
MEZZANINE:	1,000 SF	1,000 SF
TOTAL:	8,000 SF	8,000 SF
<b>BUILDING TOTAL:</b>	<b>16,000 SF</b>	

**BUILDING DESCRIPTION**

PRIMARY USE:	Office/warehouse
CEILING HEIGHT:	26' clear height
ZONING:	M2 - Heavy Industrial
DOORS:	Six (6) 16'x16' grade loading doors One drive through bay per side (electric)
POWER:	400 Amp, 600 Volt, 3 Phase (TBC)
CRANES:	5 ton crane ready per bay
SUMP PUMPS:	Two-stage compartment sumps with trench drains
HEATING:	In-Floor heating
LIGHTING:	T5 4 ballast

**FLOOR PLAN**

