

FOR LEASE - NEW TO MARKET



Industrial Space

FOR LEASE PROPERTY SPECIFICATIONS

Description:	Industrial Building
Renovated:	2012
Building Size:	27,000 SF
Land Size:	.78 Acres
Office/Showroom:	1,450 SF
HVAC System:	GFA (Central A/C in Office)
Electric:	2,000 Amps
Sprinklered	No
Ceiling Height:	14' (Sections 1 & 3), 17' - 22' (Section 2)
Washroom(s):	3: 1 in Office, 2 in Plant
Truck Docks:	4 Depressed Docks
Drive-in-Doors:	2 - 12' x 14'
Sewer/Water:	City/Well
Possession:	60 days
Zoning:	M-1
Real Estate Taxes:	\$31,897/\$1.18 PSF (2018)
Lease Price:	\$8.00 PSF MG+Utilities

PROPERTY OVERVIEW INDUSTRIAL BUILDING 27,000 SF - can subdivide

- Available in 12,000 SF or 15,000 SF increments
- Clear span 12,000 SF warehouse space in rear with 3 depressed docks and one DID
- 15,000 SF with overhead door and exterior dock
- Well maintained, with newer roof and tuckpointing
- **PIN:** 19-08-478-015,016

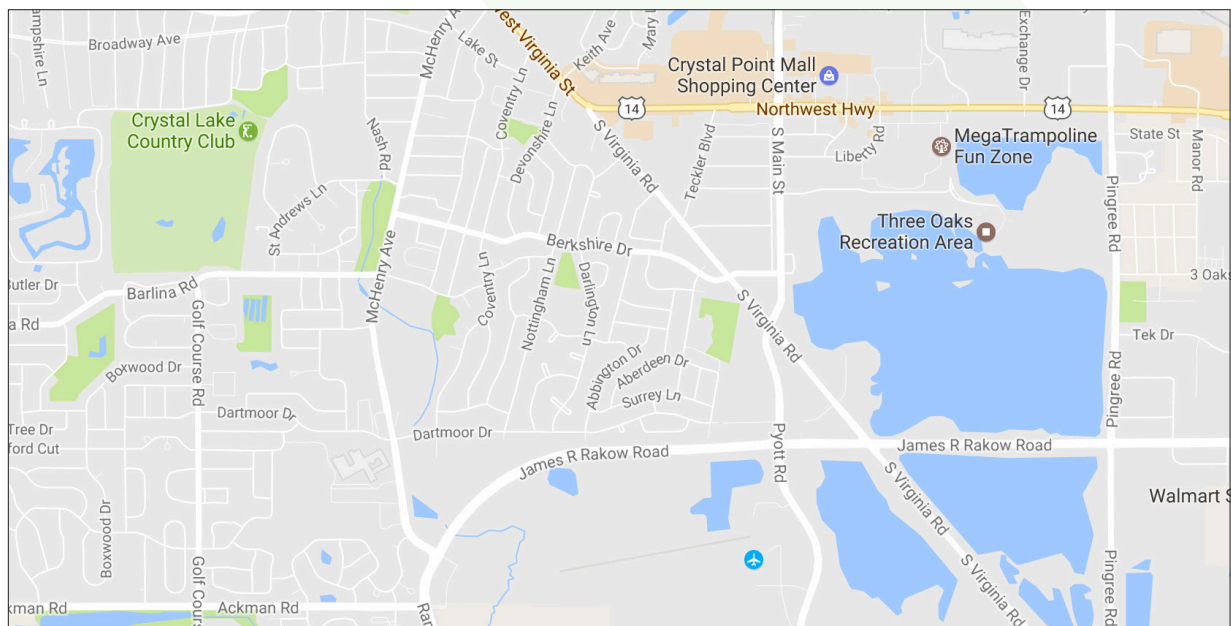
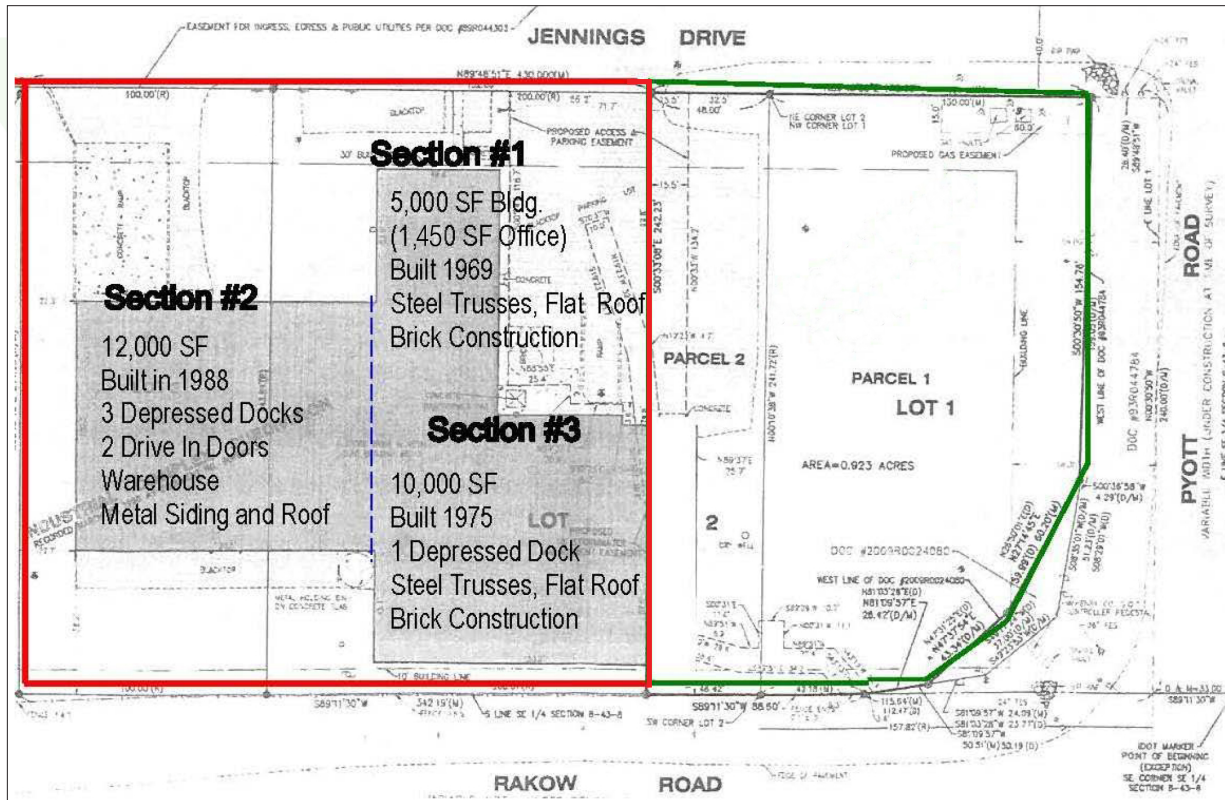
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