

INDUSTRIAL FOR LEASE

24,600 SF
SHARED COVERED
DOCKS



PROPERTY SPECIFICATIONS

Description: Industrial Building
Year Built: 1920
Building Size: 86,500 SF
Available Space: 24,600
Land Size: 4 Acres
Heat: Hanging Gas-Forced Air
Power: 600-800 amps - 480v - 3 phase
Ceiling Heights: 12'
Sprinklered: Yes
Washrooms: 2
Docks: 2
Sewer/Water: City
Zoning: G1 - General Industrial
Availability: January 2024
Lease Term: Up to 3 Years
Real Estate Taxes: Included
Lease Price: **\$8.50 PSF gross plus utilities**

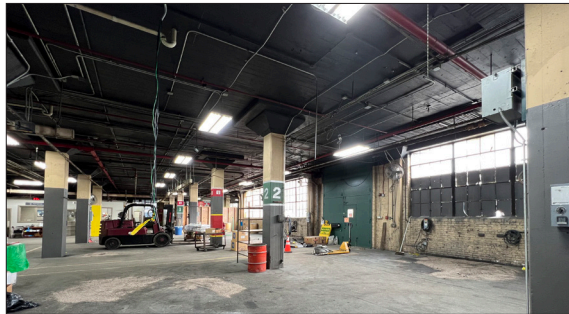
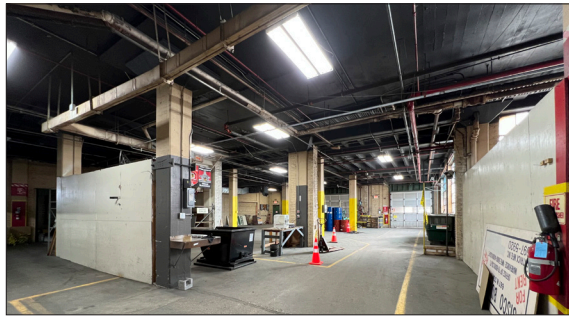
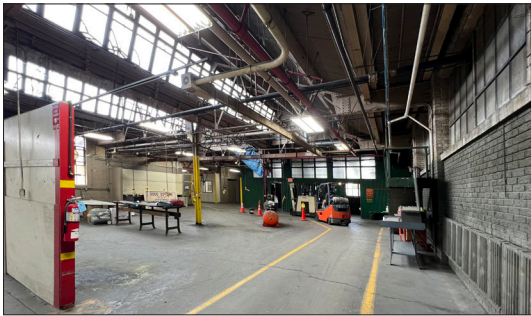
PROPERTY OVERVIEW

- Great location on Rt. 31, just 2 minutes south of I-90
- Two shared covered docks
- Suitable for manufacturing or warehouse
- Four private offices, lunch room, two locker room-style bathrooms
- Fully sprinklered
- Ample parking
- LED lighting
- 12' ceilings

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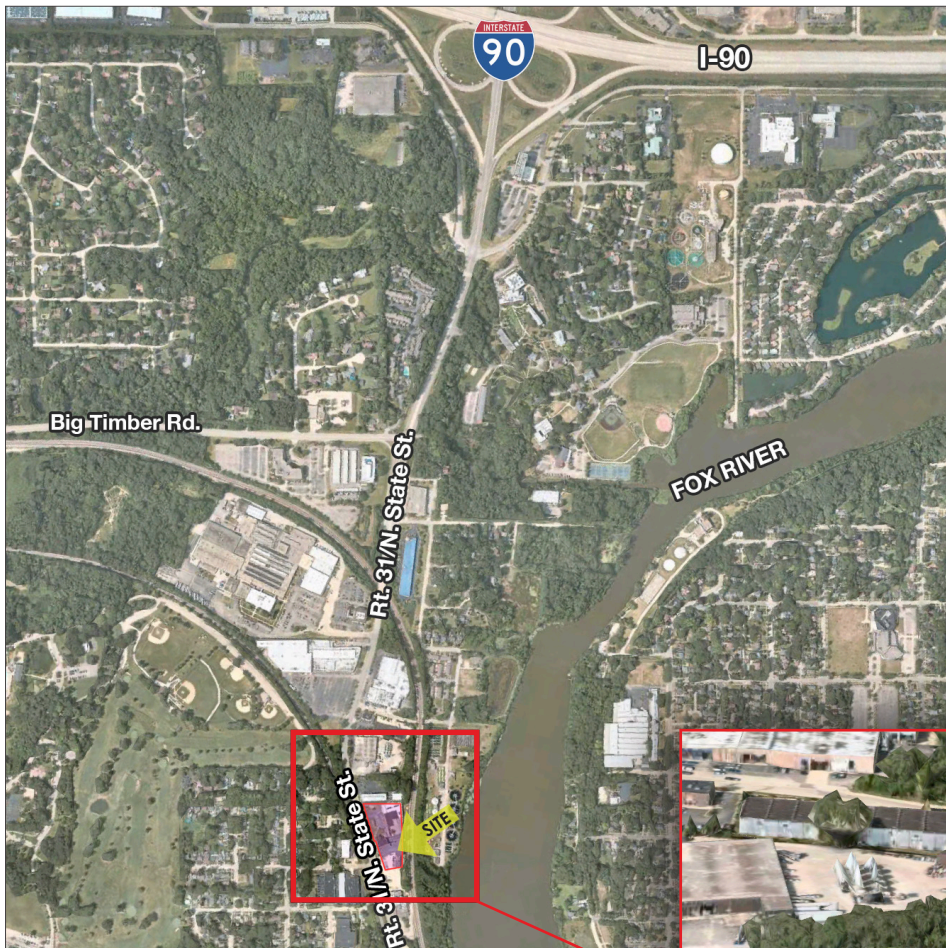




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