

## INDUSTRIAL, FLEX PROPERTY AVAILABLE



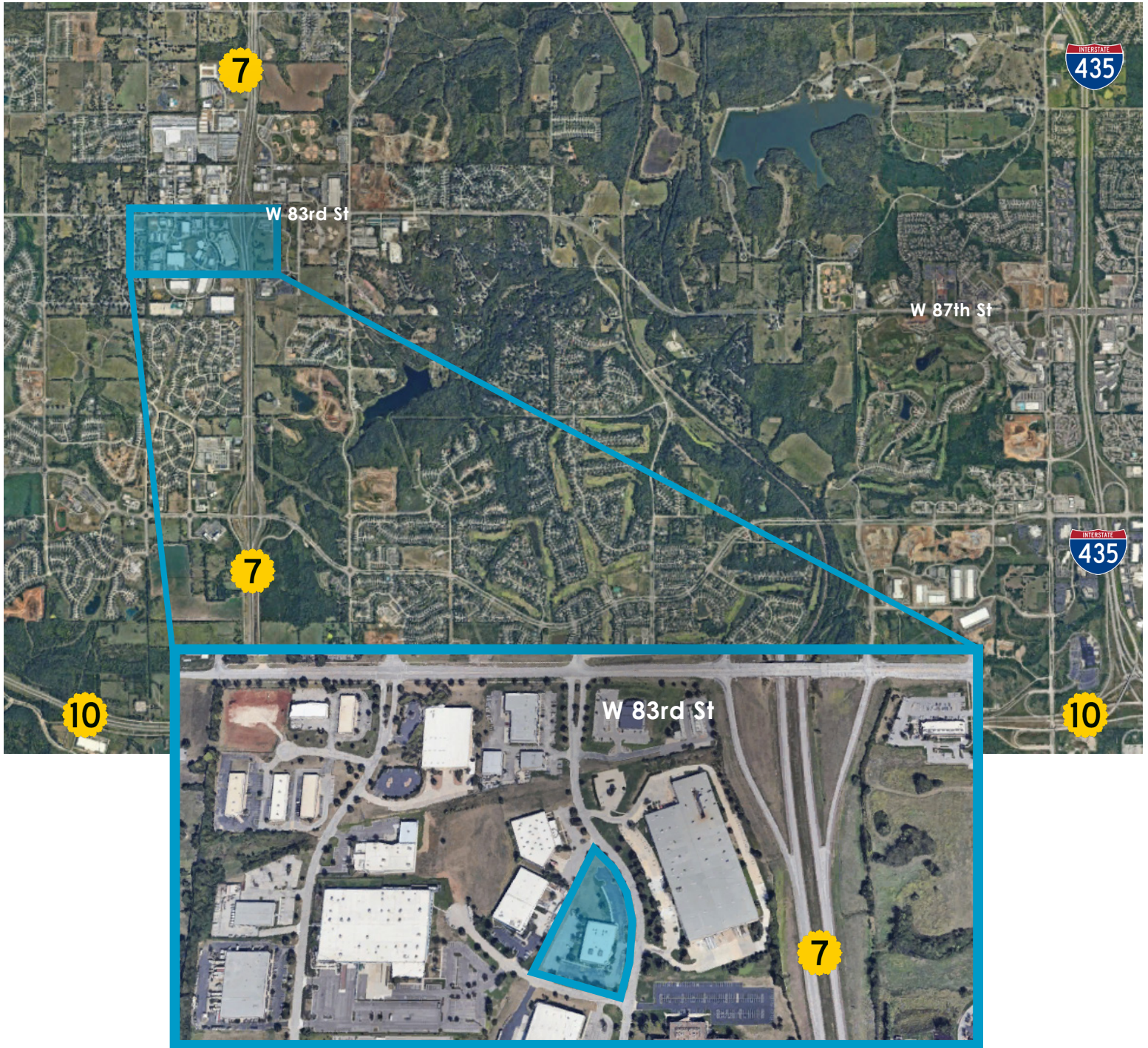
### PROPERTY HIGHLIGHTS

- **\$3,100,000**
- **20,128 SF**
- **3.41 AC**
- Concrete Tiltup Construction
- Roof was replaced in Q4 2016
- 2 Dock High Door and 1 Drive Up Ramp
- Parking lot was repaired in Q4 2016 and includes 136 parking spaces
- 85% Finished Office
- Generator
- Contact Broker for pricing

### CONTACT

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# LOCATION & DEMOS



## PROPERTY INFORMATION

<b>Sale Price</b>	\$3,100,000
<b>Building Square Feet</b>	20,128 SF
<b>Acreage</b>	3.41 AC
<b>Year Built</b>	1998
<b>Dock High Doors</b>	1 with Bumpers (8' x 9') 1 with Drive Up Ramp (8' x 9')
<b>Clear Height</b>	22'
<b>Roof</b>	Replaced in Q4 2016 with a 45 mil TPO roof system over cover board. This includes a 15 year warranty from Firestone
<b>Building Construction</b>	Reinforced Concrete
<b>Zoning</b>	PI
<b>Electrical</b>	400 amp, 480 volt, 3 phase
<b>Sprinklers</b>	20 zones for sprinklers with a Rain Bird controller
<b>HVAC</b>	<ul style="list-style-type: none"> <li>• Lennox: (1) 2 Ton, (4) 5 Ton, (2) 6 Ton, (1) 9 Ton, (1) 9 Ton Condenser</li> <li>• Carrier: (1) 7.5 Ton, (4) 5 Ton, (2) 6.25 Ton</li> </ul>
<b>Lighting</b>	T12 Troffer lights with some can lights in a few areas
<b>Parking</b>	Repaired in Q4 2016. There are 136 total spaces, with 6 of those being handicapped spaces.
<b>Class/Type</b>	Class B



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