



PROPERTY SUMMARY

Available SF	Office 14,872 SF Warehouse 163,308 SF TOTAL 178,180 SF
Lease Rate	\$4.10/SF NNN
Building Size	178,180 SF
Year Built	1993, Renovated 2015

PROPERTY HIGHLIGHTS

- NEW TO MARKET
- Clear Height 26' – 30.5'
- Zoning I-1 Industrial Research Office District
- Lot size 23 Acres Expandable to 250,000 SF
- Office renovated in 2015
- 240/480V, 2000 KVA 3 Phase
- Column spacing 50' X 50'
- Heated by two gas fired air rotation units
- Energy efficient MH T-5 lighting
- 250+ parking spaces
- 4 Grade level doors
- 6 Dock high doors
- Fire Protection at .20GPM
- Cranes 23' Under Hook
- Six (7.5 ton) Cranes
- Five (5 ton) Cranes
- One (2 ton) Crane
- Two (1 ton) Cranes

Property Description



Manufacturing Area



Typical 50' Crane Bay

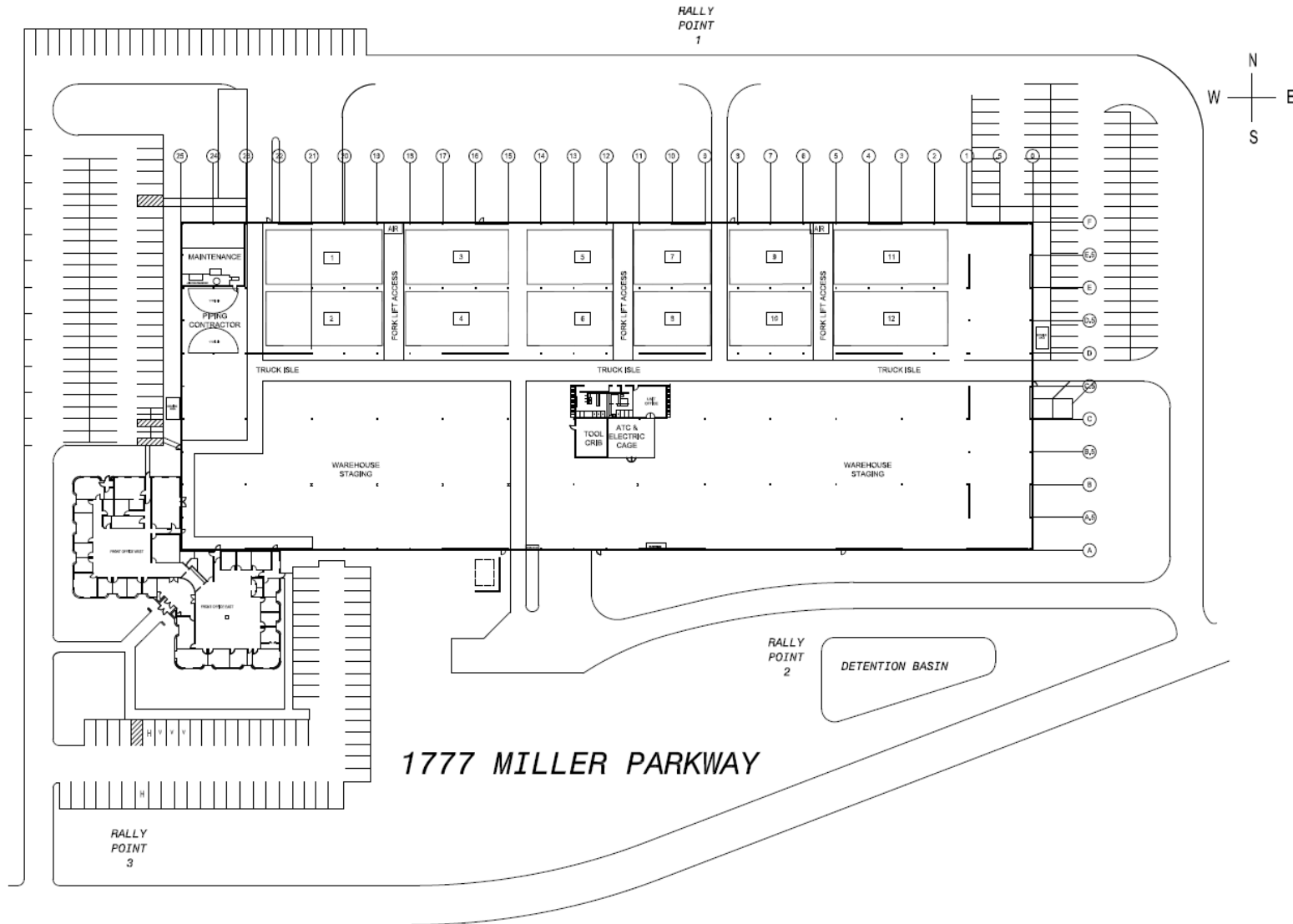


Private Offices & Bullpen



Shop Offices/Lunchroom & Locker Rooms

Floor Plan





ALAN WOOD

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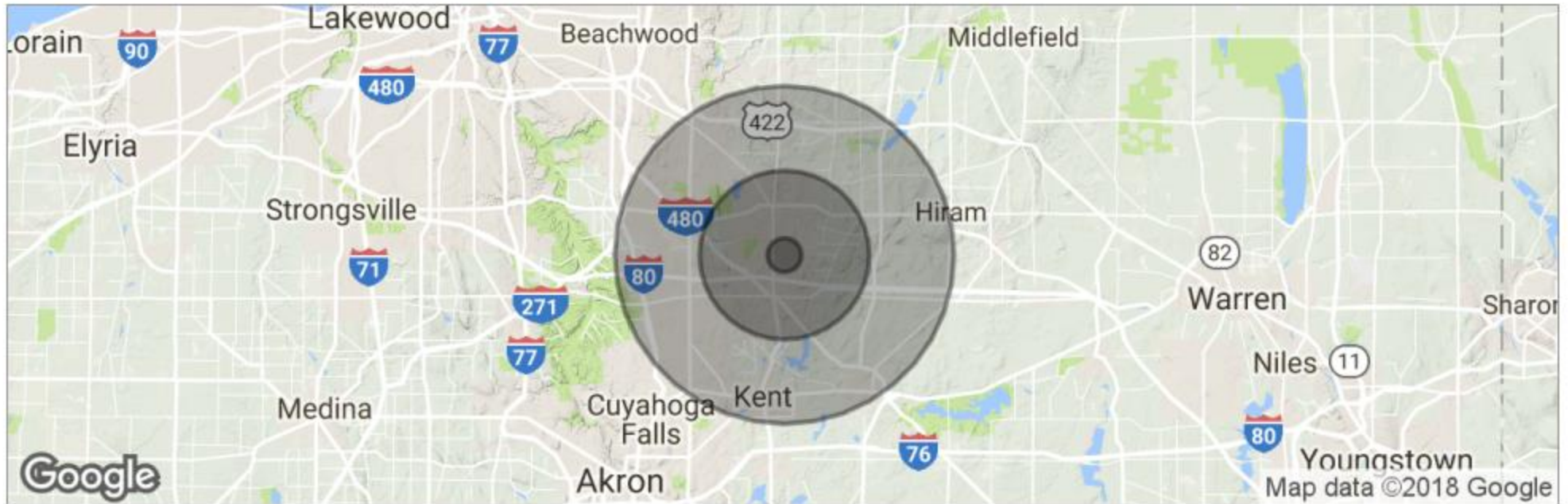
DENISE HAHN

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International

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	1 Mile	5 Miles	10 Miles
Total Population	1,966	43,849	227,726
Population Density	626	558	725
Median Age	40.8	39.9	37.9
Median Age (Male)	37.2	38.2	36.9
Median Age (Female)	42.4	41.2	38.8
Total Households	770	17,252	86,444
# of Persons Per HH	2.6	2.5	2.6
Average HH Income	\$76,728	\$86,667	\$84,330
Average House Value	\$196,641	\$216,232	\$240,709

* Demographic data derived from 2010 US Census