



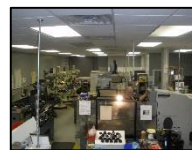
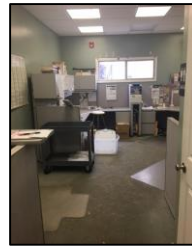
The Blau & Berg Company

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES

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±3,000 SF Industrial For Light Manufacturing,
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Property Features

- ☐ ±3,000 SF with 2,000 SF Basement
- ☐ 400 Amp, 110/220V, 3 Phase Electric
- ☐ Ideal for Light Manufacturing, Assembly or Lab
- ☐ Dual Zone HVAC
- ☐ Office Space Furnished
- ☐ Off-Street Parking
- ☐ Real Estate Taxes at \$11,460 (2016)

Accessibility

- ☐ Approx. 1.8 Miles to I-80
- ☐ Approx. 3.5 Miles to GSP

Offering

- ☐ Sale Price at \$495,000
- ☐ Lease Rate at \$10 PSF NNN

For additional information or to arrange for an inspection,
please contact the following exclusive broker:

Gordon S. Mayer
Sales Associate
Cell: 551-497-1614
gsmayer@blauberg.com

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