

## **Power/Electrical**

Existing 200 amp electrical service  
240/480V single-phase transformer

**Landlord willing to explore power upgrades for tenant needs**

Future plans to potentially install 320-panel solar system  
potential power offset opportunity for tenant

## **Improvements**

Additional improvements subject to negotiated lease terms  
Small office build-out & septic connection may be installed/ negotiated with  
landlord

## **Additional Information**

Best suited for low-water-use operations  
No septic/sewer available for industrial wastewater or process drainage  
Shared portable restroom available