



**±10,300 SF INDUSTRIAL/MANUFACTURING**

**Property Highlights**

- Front Unit - Edward Avenue Exposure
- ±2,000 SF Office Downstairs  
& ±2,000 SF Bonus Mezzanine Office Upstairs
- 2 Grade Level Doors
- 1 Dock High Door
- 600 Amps, 240 Volt, Distributed Throughout
- ±2/1000 Parking
- ±17' Clear Height
- Available December 1, 2017

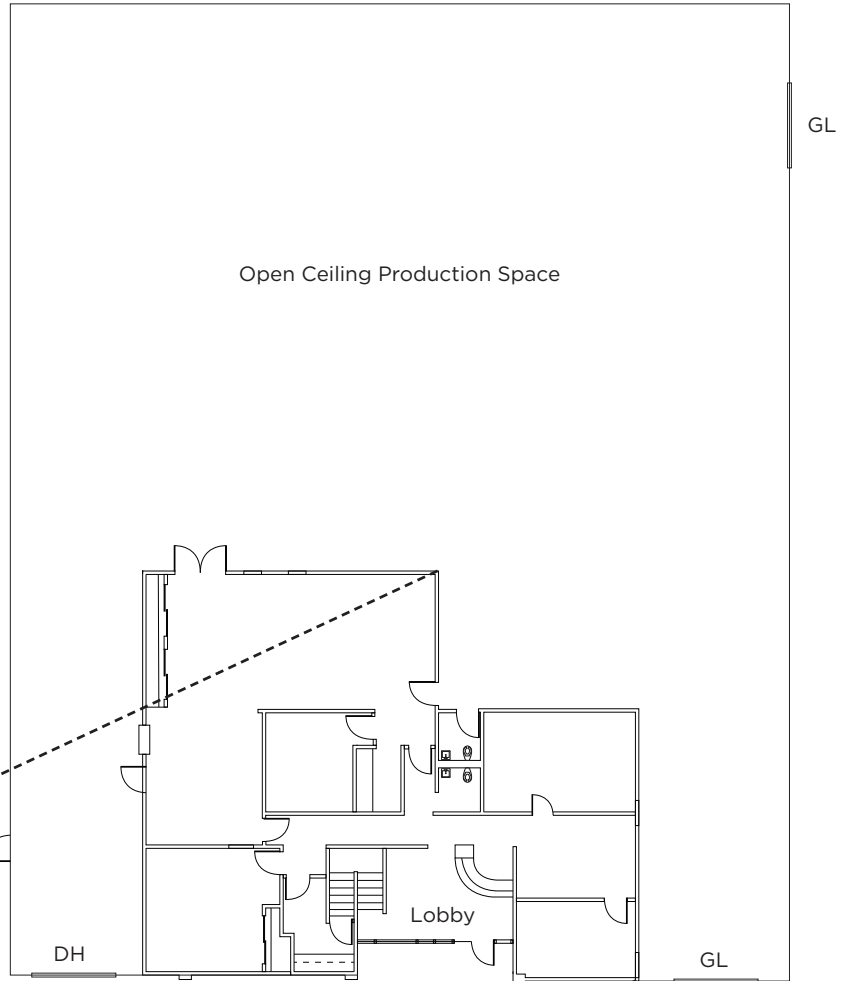


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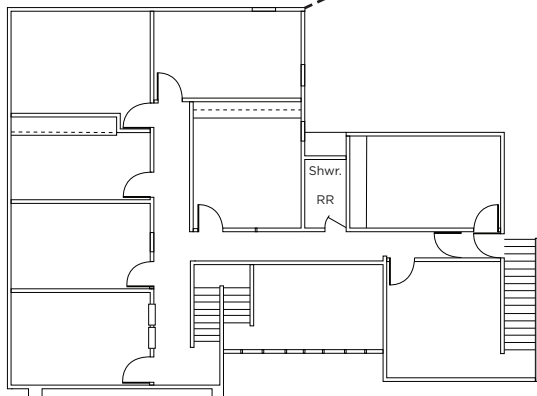
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**FLOOR PLAN**

**GROUND FLOOR**



**SECOND FLOOR**



Not To Scale

EDWARD AVENUE

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