

# TRINITY COUNTRY REAL ESTATE

## Property Information:

Main Office Building-3,000 SF

### 1st Floor

- Reception area w/window office 11x10
- 4 Offices
- 2 Restrooms (1 9x9 with shower)
- Conference Room 20x12
- File Room
- 3 Storage closets with shelving
- Ceiling Height 38'

### 2nd Floor

- 2 Offices
- Large workroom
- 1 Storage closet 10x6
- Plumbed for restroom

Large Shop-12,550 sf

1 Office

- Equipment/phone/IT room
- Break Room
- Storage closet
- 4 20' overhead roll-up doors
- 2 25' sliding doors
- 2 25 ton cranes  
(lifts up to 50,000 lbs each, crane height 25')
- 3 pedestrian doors
- 1 20'roll-up door
- 2 Pedestrian doors

Land Size:

15.525 Acres

Lease Pricing:

\$15,550 per month

Terms:

Minium 12 month lease.

Tenant pays Taxes, Insurance, Utilities

Broker Comments:

The property is surrounded with 8" thick concrete, above ground and under ground air tanks, 3-phase electricity.

Office measurements are as follows:

1. 33x16
2. 11x13
3. 18x12
4. 25x19
- 5 11x12
6. 12x11
7. 12x14