



## FOR DETAILS CONTACT:

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## PROPERTY SUMMARY

<b>PROPERTY TYPE :</b>	Industrial Warehouse
<b>TOTAL SF:</b>	± 110,758 SF
<b>OFFICE SF:</b>	± 9,318 SF
<b>LAND:</b>	± 7.20 Acres
<b>ASKING LEASE RATE:</b>	\$10.30/SF NNN
<b>ZONING:</b>	IRO
<b>PARCEL ID:</b>	22-08-326-041
<b>YEAR BUILT:</b>	2017
<b>CEILING HEIGHT:</b>	28'
<b>LOADING DOCKS:</b>	Five
<b>GRADE LEVEL:</b>	Two (10'x12')
<b>CRANES:</b>	No
<b>POWER:</b>	2,500amp, 480v, 3p

## PLANNED IMPROVEMENTS & DETAILS

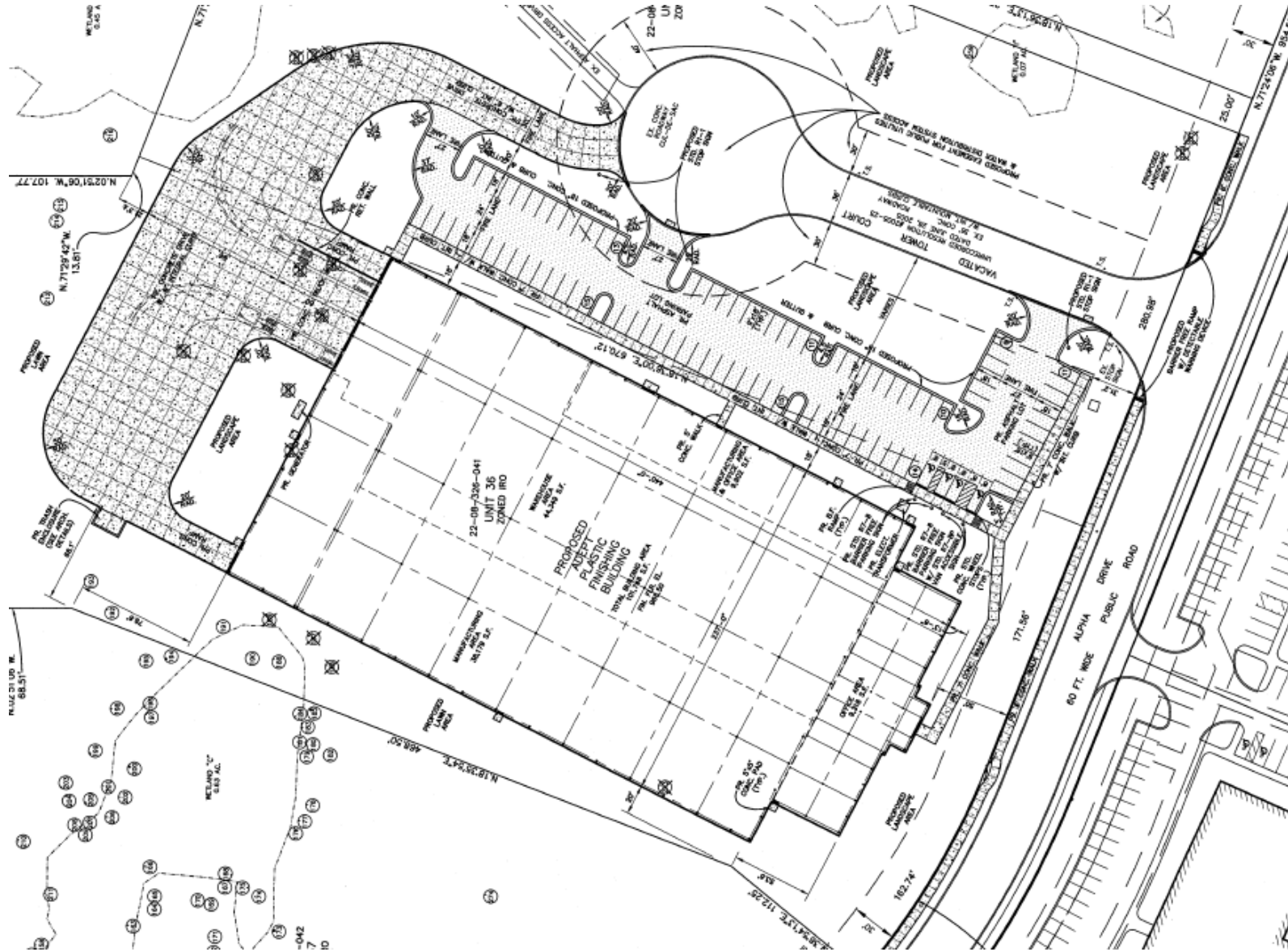
- Replacing 24,000 SF of concrete with new concrete
- New concrete to receive epoxy coating with high-wear urethane topcoat
- Existing shop concrete to be refinished with epoxy and high-wear urethane
- In area with new concrete, all walls and ceilings to be painted
- In area with existing concrete, walls to be painted from floor to 16' up on walls
- All warehouse shop lighting to be upgraded to LED
- New energy-efficient radiant tube heaters to be installed throughout warehouse
- All carpet to be professionally cleaned
- Eight (8) large 10' ceiling fans to be installed throughout warehouse
- Office areas (warehouse and front office) to receive paint refresh as needed
- All tile floors to be cleaned, buffed, and re-waxed
- All existing furniture to remain with the building
- Entry doors, closures, and hardware to be replaced as needed
- All overhead and shipping doors, plus dock levelers, to be serviced
- One (1) 14' overhead door to be replaced in the northwest corner
- Potential water tower signage may be available

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# SITE PLAN



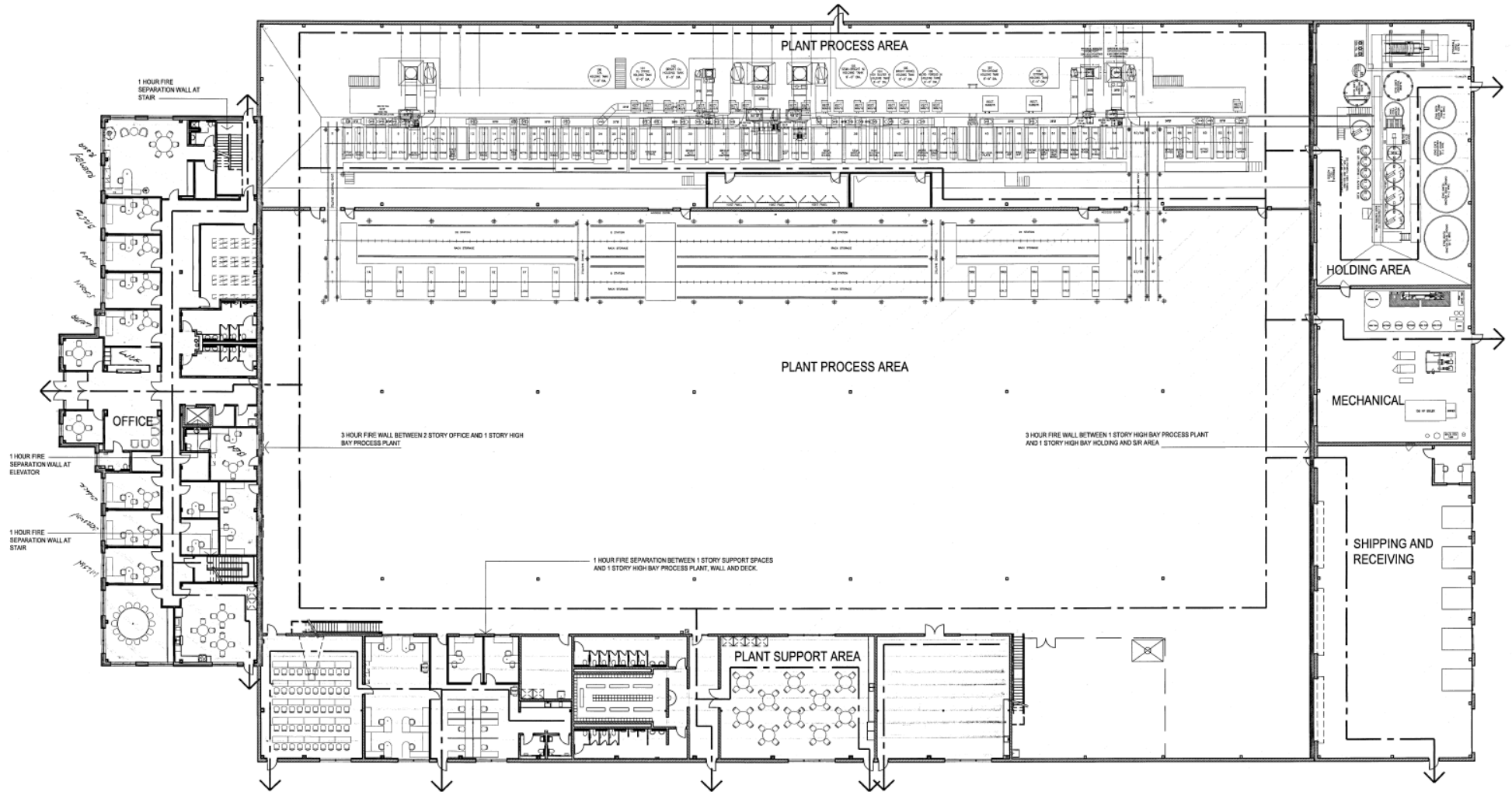
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# FLOOR PLAN



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# AERIAL



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# DRONE VIDEO



**POTENTIAL WATER TOWER SIGNAGE MAY BE AVAILABLE**

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