



Property Features

- Stand alone 26,671 SF secure office building
- 1.58 acres
- Sale Price: \$1,485,000 (\$55.68 PSF)
- Lease Rate: See Agent
- Prime location along I-664 across from new Brook's Crossing – (under development) offering prominent exposure
- Zoned M-1; light industrial
- Built in 1965 with 100% modernization and build-out in 2007
- 90 - 100 parking spaces; ± 3.75 per 1,000 SF
- **Enterprise Zone**
- **HUB Zone** qualified location



For more information, contact:

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Property Details

Total Building / Acres	26,671 SF / 1.58 AC
Offices	Approximately 18,000 SF (floorplan would accommodate office & shop tenants with separate entrances and security)
Shop/Warehouse	Approximately 8,500 SF; dock (1) & grade overhead door loading; fenced secure area
Current Use	Bay Electric Co., Inc.
For Sale	\$1,485,000 (\$55.68/SF)
Lease Rate	See Agent
Zoning	M-1, Light Industrial
Benefits	Enterprise Zone & HUB Zone qualified location
Construction / Year Built & Renovated	Masonry / 1965 & 2007
Roof	2007
Electrical	3-phase; efficient solar power; energy efficient fixturing throughout
Mechanical	Primarily gas packs with two electric heat pumps
Solar Energy	Panels and system convey; saves approximately \$700 per month (103 kw)
Parking	Site should accommodate 90-100 cars (3.75 per 1,000 SF)
Security	Building security system built to SCIF specs; card controlled access (16 interior cameras; 12 exterior perimeter cameras)
Miscellaneous	<ul style="list-style-type: none"> • Double door entry into lobby; executive offices with admin area • Fitness room



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Offices (open) 007-014



Hallway - 041



Large conference room with separation curtain - 026

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Fitness Room 096



Kitchen 022



Shop 103

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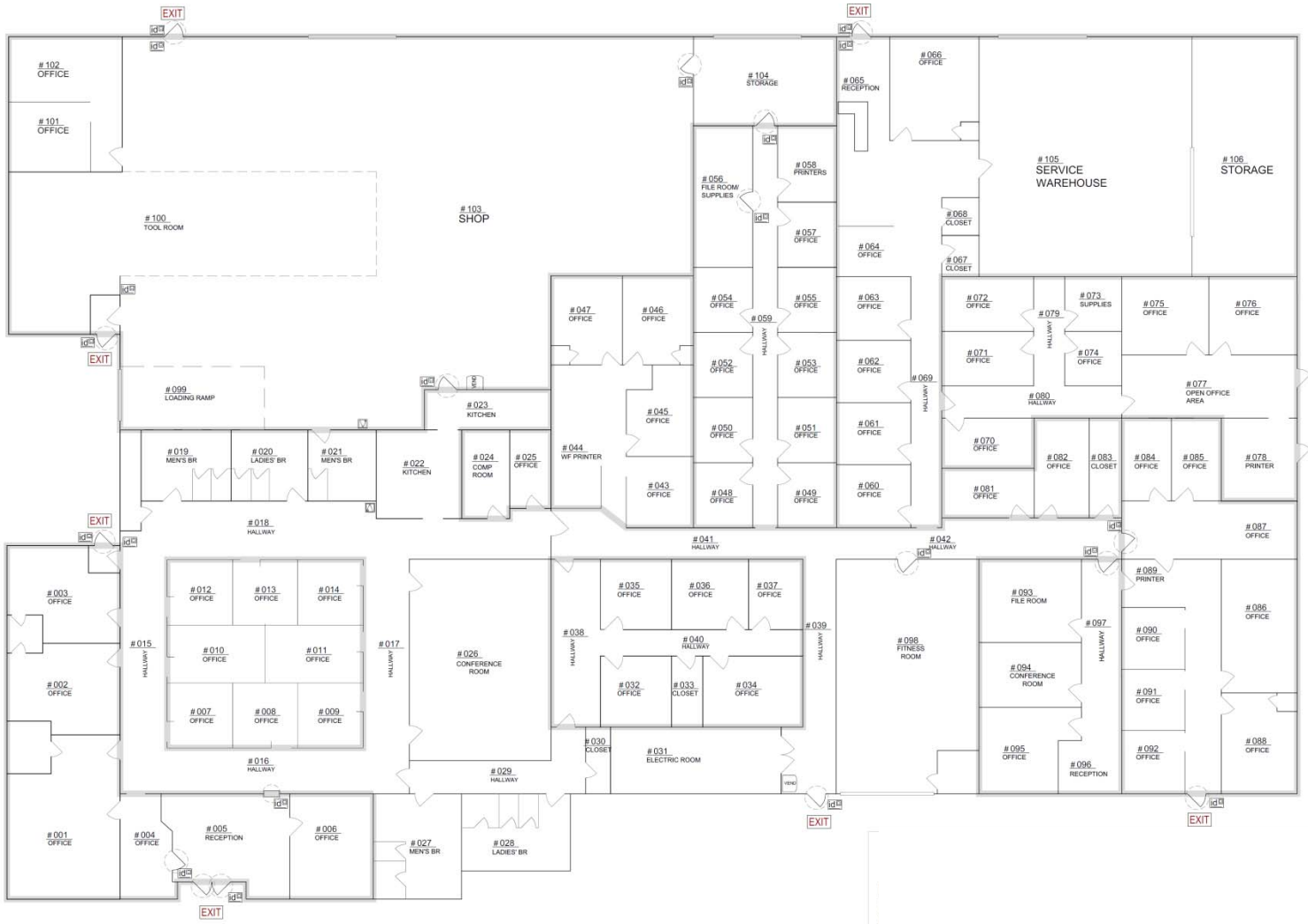
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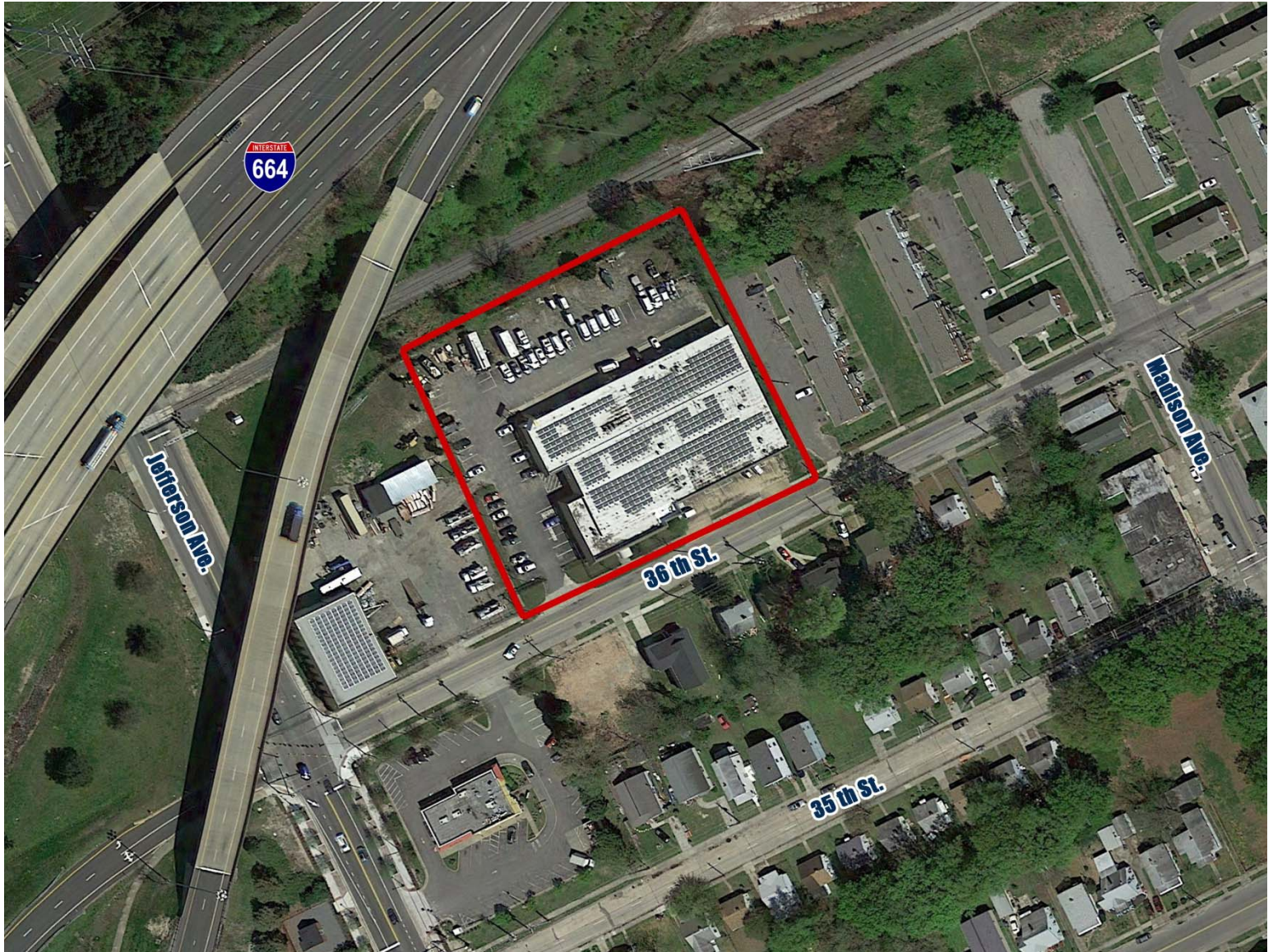
FLOOR PLAN



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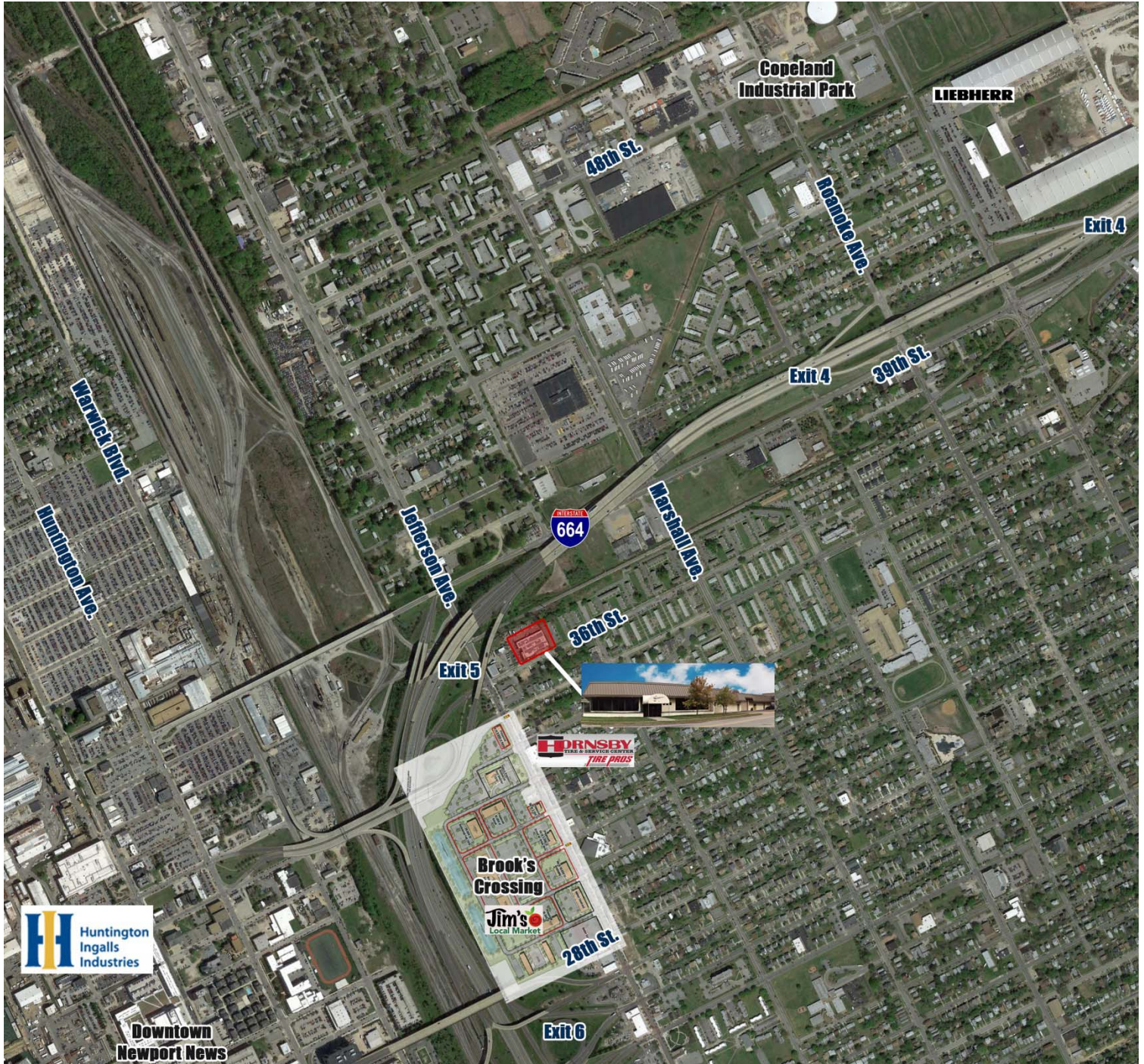
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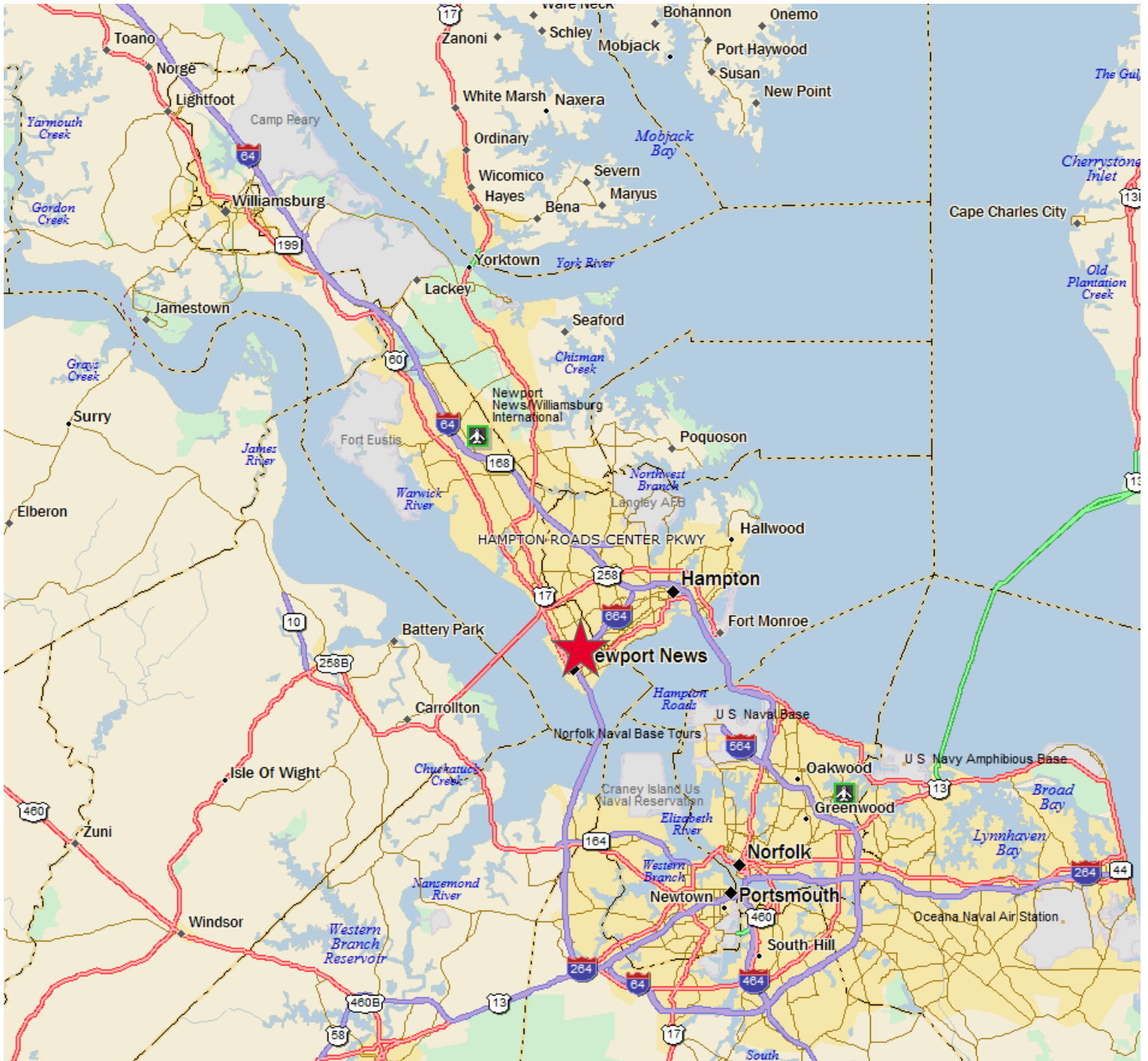
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