

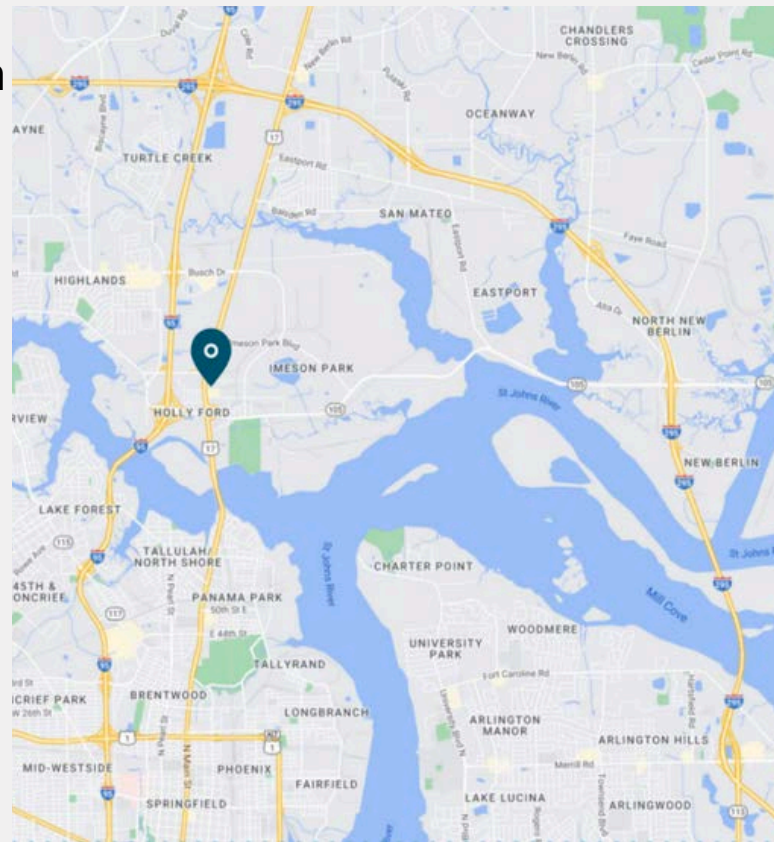
INDUSTRIAL PROPERTY FOR LEASE

5.39 acres | +/- 64,500 sf
Single or Multiple Tenants



PROPERTY HIGHLIGHTS

- Heavy-duty concrete construction (1972) with thick concrete slab floors
- 7 overhead cranes (5 - 25 ton)
- Fire sprinklers
- 240v/480v 3 phase power, transformers, overhead power, gas, and air lines
- Powered roll-up doors
- High ceilings (23 - 46 ft clear to rafters)
- Modern office space
- Fenced and paved outdoor storage
- Versatile zoning: IL (Industrial Light)
- Quick access to I-95 and 15 minute drive to airport and ports

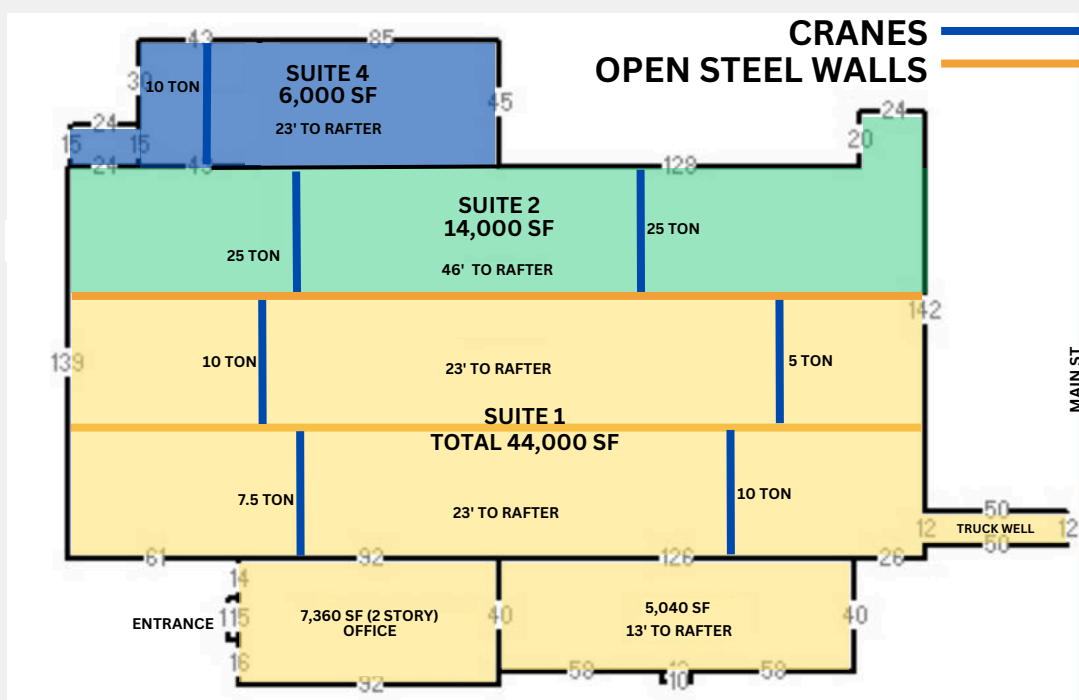





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BUILDING FLOOR PLAN



BUILDING SF PER SUITE	
	Suite 1 ±44,000 SF
	Suite 2 ±14,000 SF
	Suite 3 ± 6,000 SF

Suite 1 \$12.75 SF/YR NNN

- 44,000 sf total
- 23 ft to rafter
- Cranes:
 - (1) 5 ton
 - (1) 7.5 ton
 - (2) 10 ton
 - (2) 1 ton
- 3 grade level doors
- 1 dock high door with truck well

Suite 2 \$25 SF/YR NNN

- 14,000 sf
- 46 ft to rafter
- (2) 25 ton crane
- Oversized grade level door

Suite 3 15.00 SF/YR NNN

- 6,000 sf
- 23 ft to rafter
- Cranes:
 - (2) 1 ton
 - (1) 10 ton
- Grade level door
- Direct private entrance door with awning

**ENTIRE SPACE AVAILABLE
UPON REQUEST**

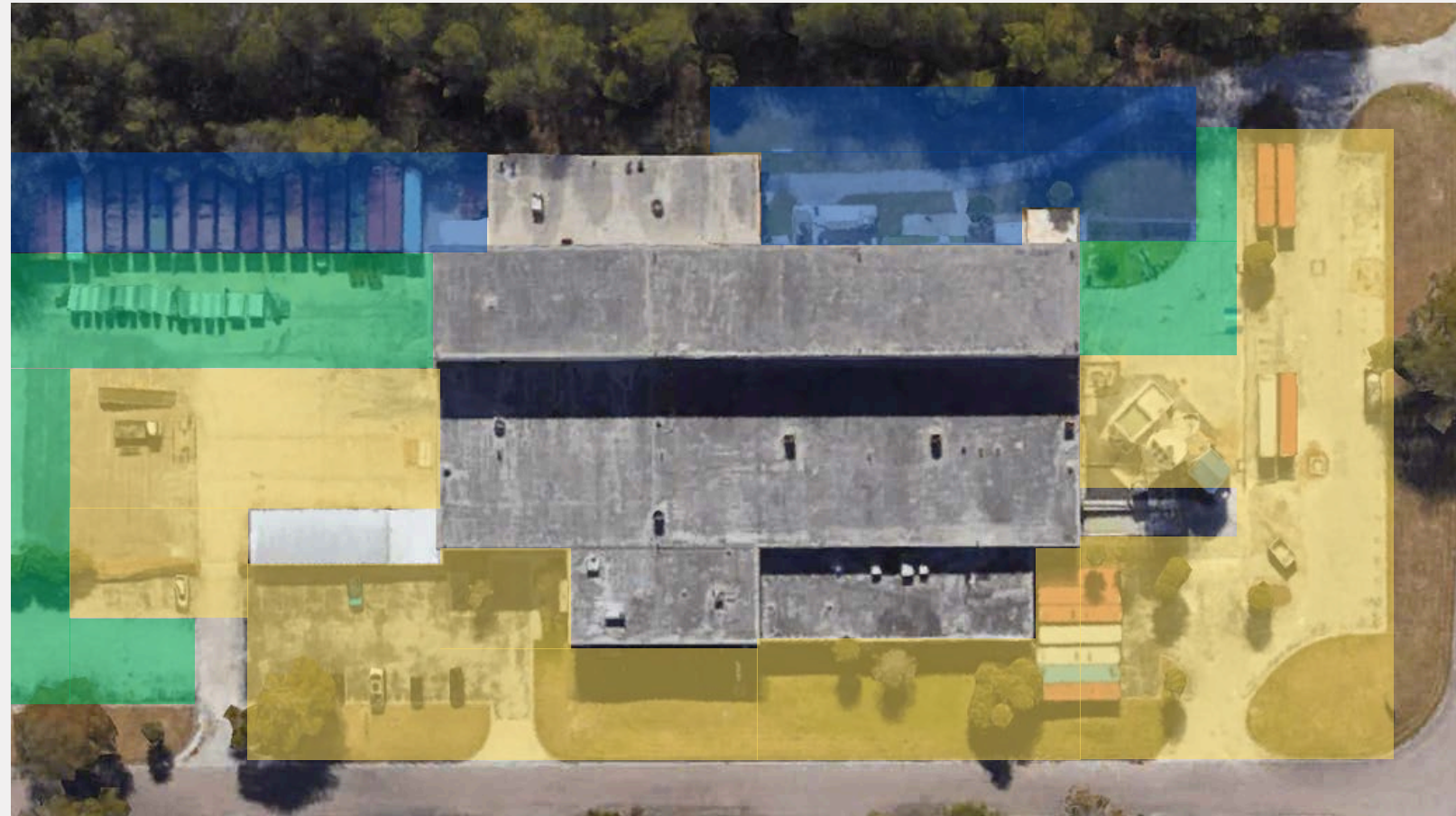
*Operating expenses approximately \$1.40 sf. All suites have fenced outdoor storage and parking areas

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EXTERIOR FLOOR PLAN



EXTERIOR SF PER SUITE*

Suite 1
±62,000 SF

Suite 2
±34,900 SF

Suite 4
±17,500 SF

*Exterior areas are negotiable, and all tenants have access and parking rights

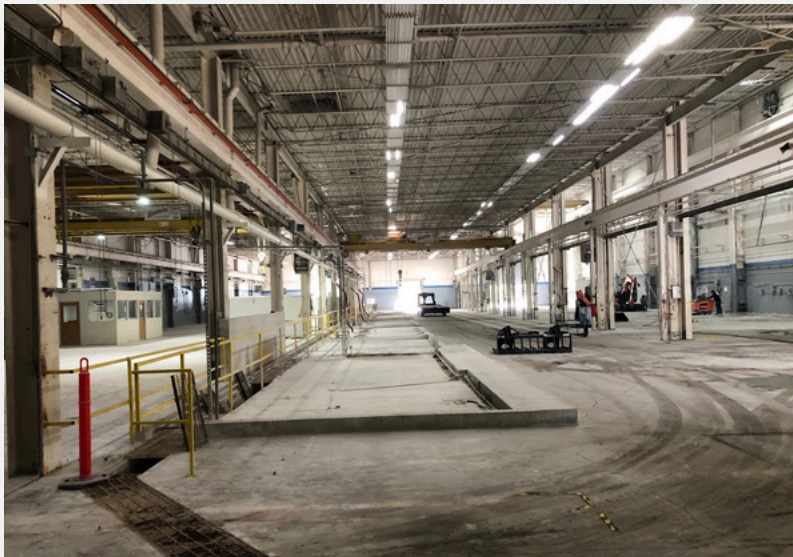
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PHOTOS

Suite 1



PHOTOS

Suite 1

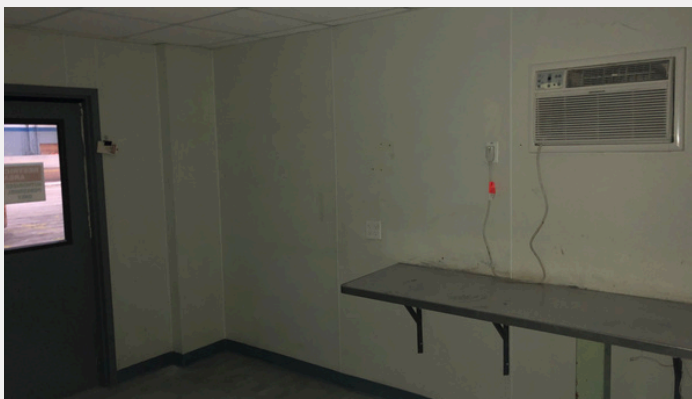
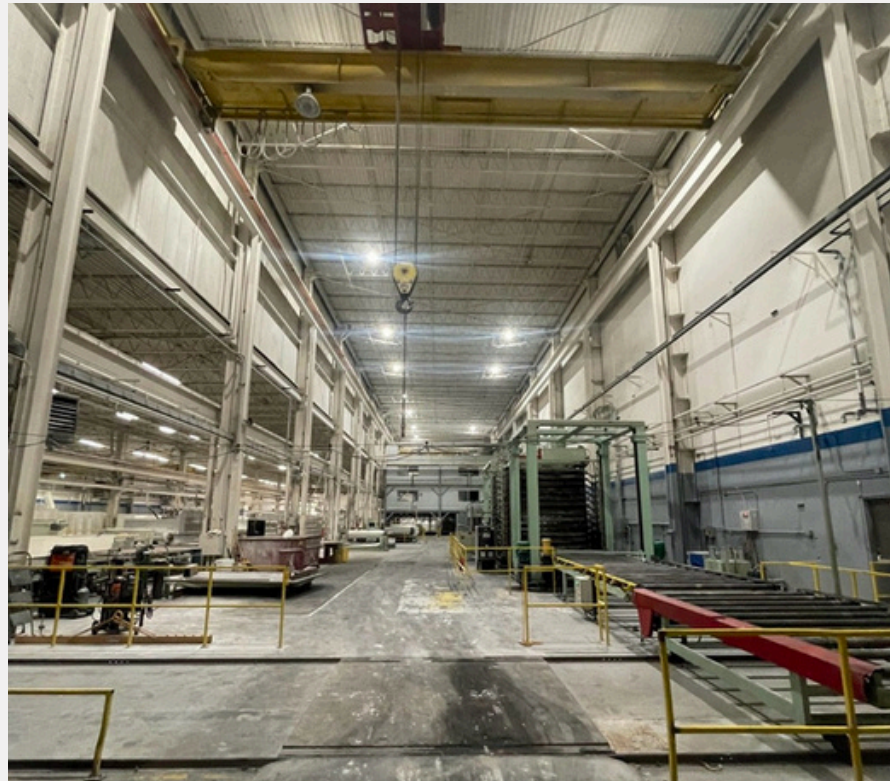
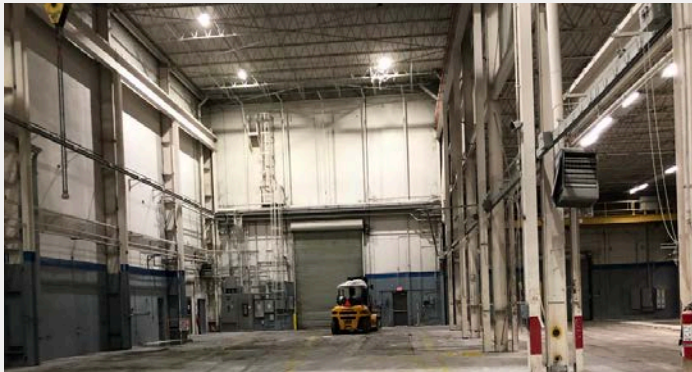


PHOTOS

Suite 2



Suite 3



PHOTOS

Suite 4

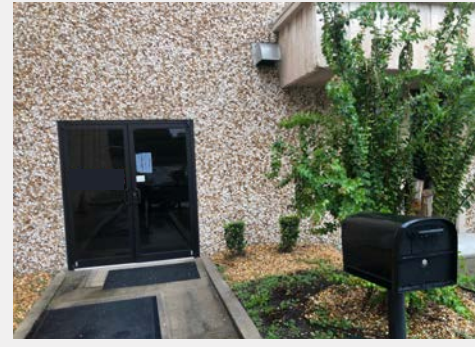


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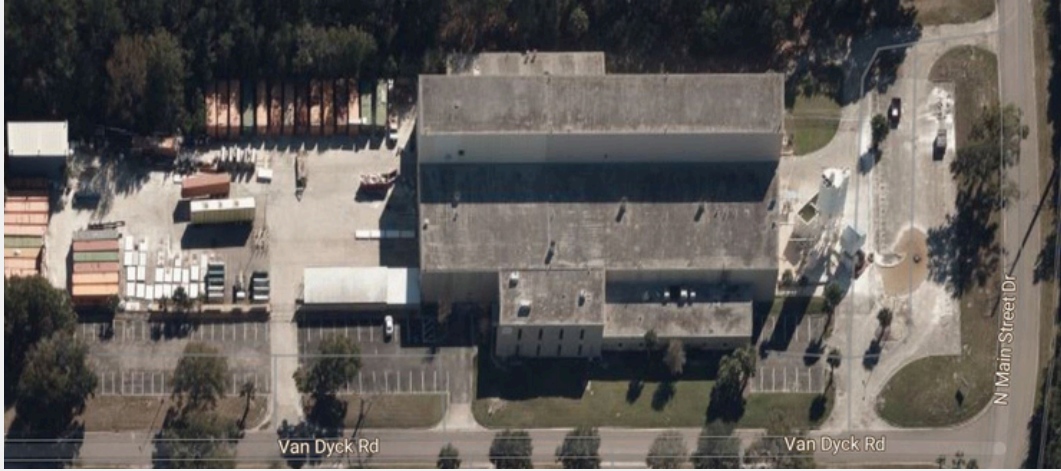
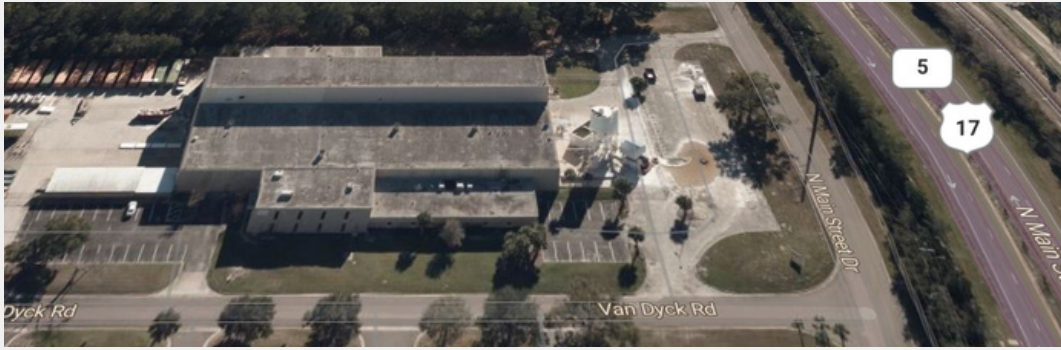
Suite 4



EXTERIOR



AERIAL



POWER AND OTHER UTILITIES

