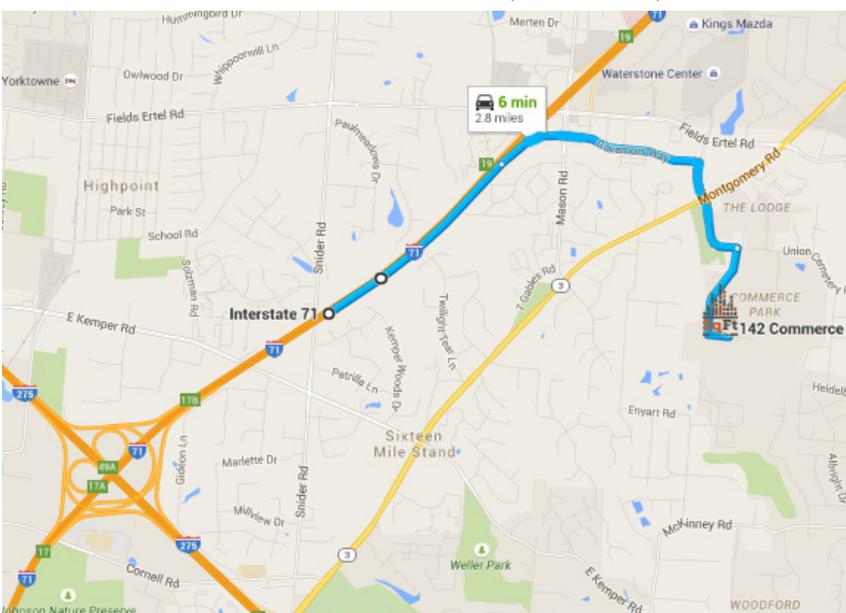




## PROPERTY FEATURES

**Total SqFt:** 10,792 SqFt  
**Office SqFt:** 2,072 SqFt  
**Warehouse SqFt:** 8,720 SqFt (80' x 109')  
**Acreage:** 1.62  
**Construction:** Concrete block and metal  
**Year Built:** 1999  
**Dock Doors:** One (1) - 9' x 10' with leveler  
**Drive-in Doors:** One (1) 12' x 14'  
**Clear Height:** 19' to 21'  
**Electric:** 240x/3-phase/400 amps

**Warehouse Lighting:** Metal halide  
**Column Spacing:** 40' x 28'  
**Heat:** Natural gas-fired infrared  
**Sprinklered:** No  
**Roof:** Metal and rubber  
**Parking Lot:** Asphalt and concrete, truck court 115'  
**Restrooms:** Four (4)  
**Assessed Valuation:** \$643,220  
**Annual Property Taxes:** \$26,871  
**Comments:** Building has expansion capabilities



## HIGHLIGHTS

- Located within minutes to I-71
- Skylights
- Docks and drive-in's
- Secure fenced outdoor storage

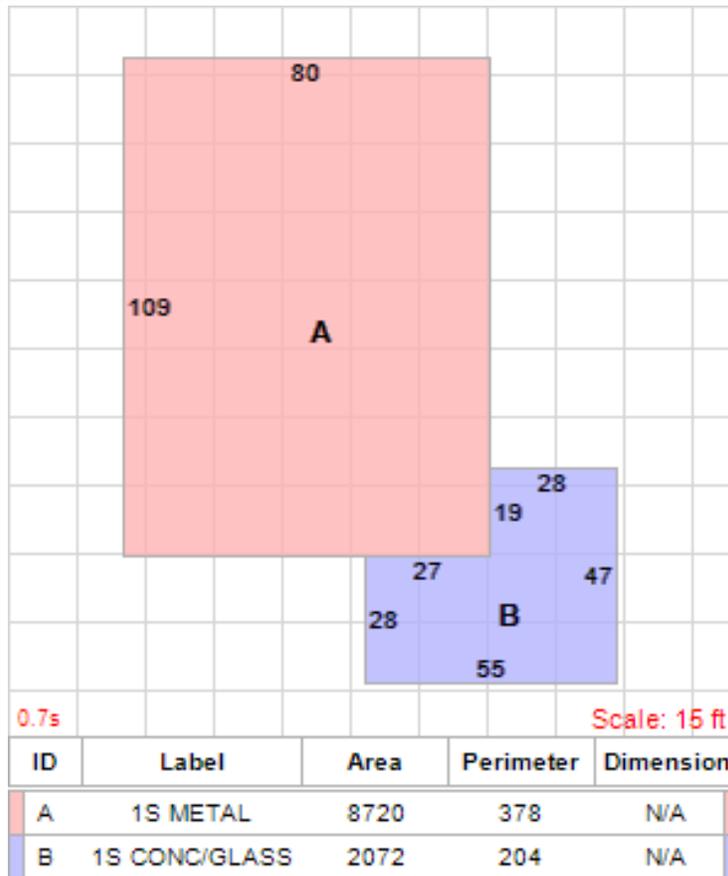
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**AERIAL & FLOOR PLAN**



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