



PROPERTY FEATURES

- Two buildings situated on 27 acres
 - Warehouse = 116,000 SF
 - Maintenance Garage = 3,840 SF
- 17 dock doors 9’x8’
- 22’ clear in center ceiling height
- 16,000 SF high-bay area, 32’ clear
- City water and sewer
- 3,500 AMP electric service, 3-phase available
- Gas radiant heat in warehouse
- Rooftop HVAC for office area
- Metal peaked roof

DETAILS	
BUILDINGS	Warehouse 116,000 SF Maintenance Garage 3,840 SF
LEASE RATE	\$3.50/SF NNN
LOT SIZE	27 Acres
TAX ID	162.03-1-40 and 162.18-1-48.2
ZONING	I-L and I-D
TAXES	\$88,077 (2019)

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