

**INDUSTRIAL WITH  
LARGE SECURED YARD**



Lease Rate: **\$8.25/SF NNN**

## PROPERTY FEATURES

TOTAL BUILDING SF:	+/- 32,000 SF
SITE SIZE:	+/- 2.06 Acres / 89,935 SF
OFFICE SIZE:	2,560 SF + 1,160 Mezzanine
CLEAR HEIGHT:	18,240 SF of 20'-22' Clear 10,000 SF of 14'-18' Clear
ZONING:	I-1 Opportunity Zone, Enterprise Zone
DOCK LOADING	Three (10'x10')
DRIVE-IN	One (14'x14') Two (12'x14') Two (12'x12')
POWER:	600A / 240V (TBV)
YARD:	Secured, +/- 1.33 Acres
COUNTY:	Unincorporated Adams
NNN:	\$1.38 / SF



**INDUSTRIAL WITH  
LARGE SECURED YARD**

**PROPERTY HIGHLIGHTS**

- Secured, paved yard
- Very low NNN's: \$1.38/SF
- LED Lighting in Warehouse
- Central location
- Unincorporated Adams County  
Save money on sales tax
- 1" water tap
- Multiple yard access points

