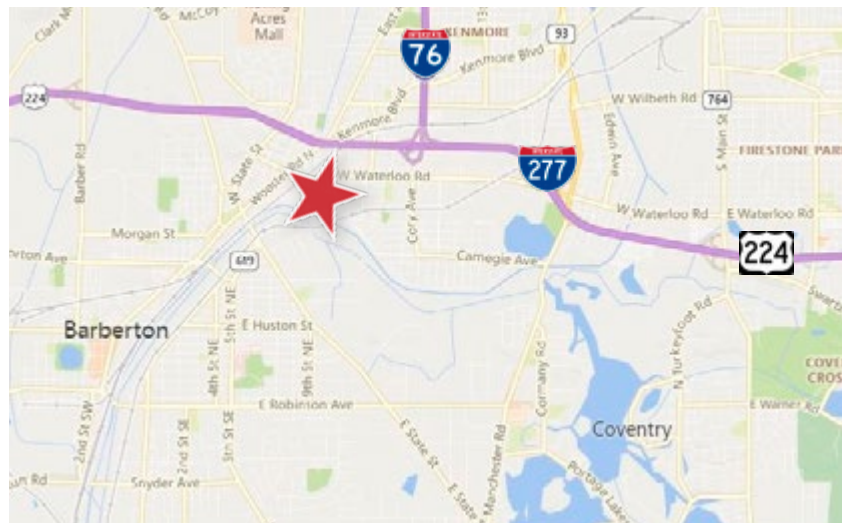




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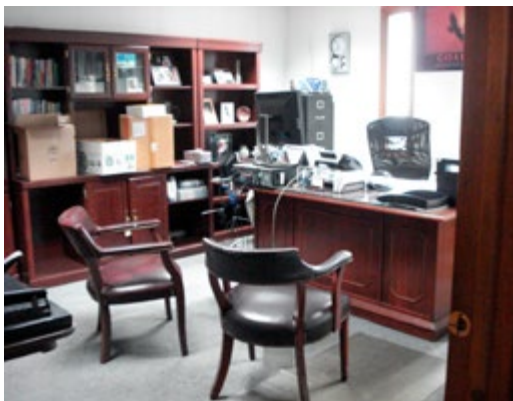
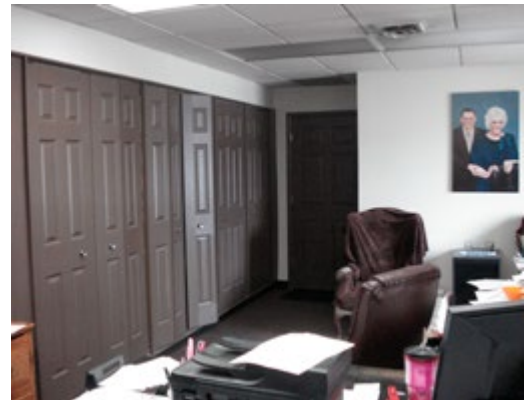
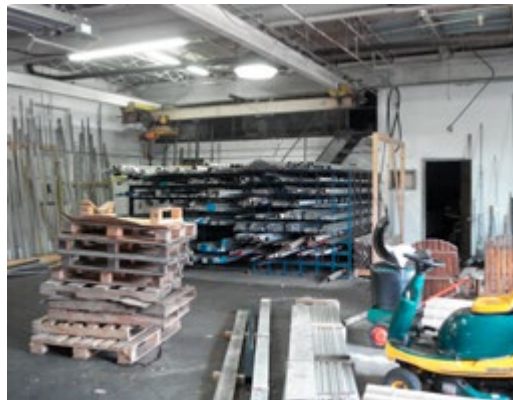
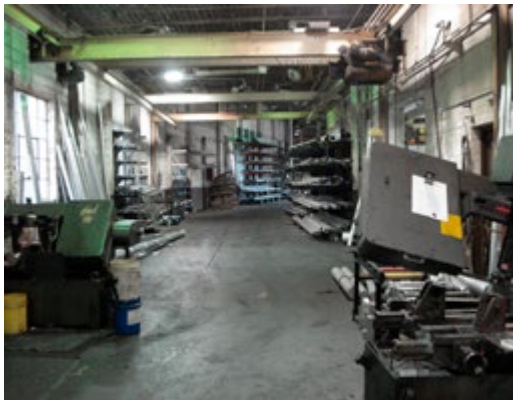
Property Details

- Available: 17,298 SF
- Office: 1,888 SF / Warehouse: 15,410 SF
- Sale Price: \$490,000 (Price PSF: \$28.33)
- Lease Rate: \$4.00 SF (Gross)
- Zoning: I-2 Industrial
- Restrooms: (2) Office (1) Shop
- Acres: 0.91
- Frontage: 433'
- Power: 3phase, 480/208 volt, 800 amps
- Clear Height: 14' 16' 22'
- Drive-in Doors:
 - (1) 16' x 18'
 - (1) 12' x 16'
 - (2) 10' x 10'
- Cranes:
 - (2) 5 Ton with 18' under hook
 - (2) 2 Ton
- Interchange / Distance: I-76 / 0.75 mile



Bob Raskow, SIOR
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Scott Raskow
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Property Description

For Sale or Lease: 17,298 SF, manufacturing facility w/ 1,888 SF, office and 15,410 SF manufacturing warehouse.; 800 AMP-480/208 3 PH; Cranes: (2) 5 Ton (2) 2 Ton. Ceiling heights from 14'-22'. Multiple drive-in doors. New roof (2009) and new radiant tube heating in warehouse manufacturing areas.

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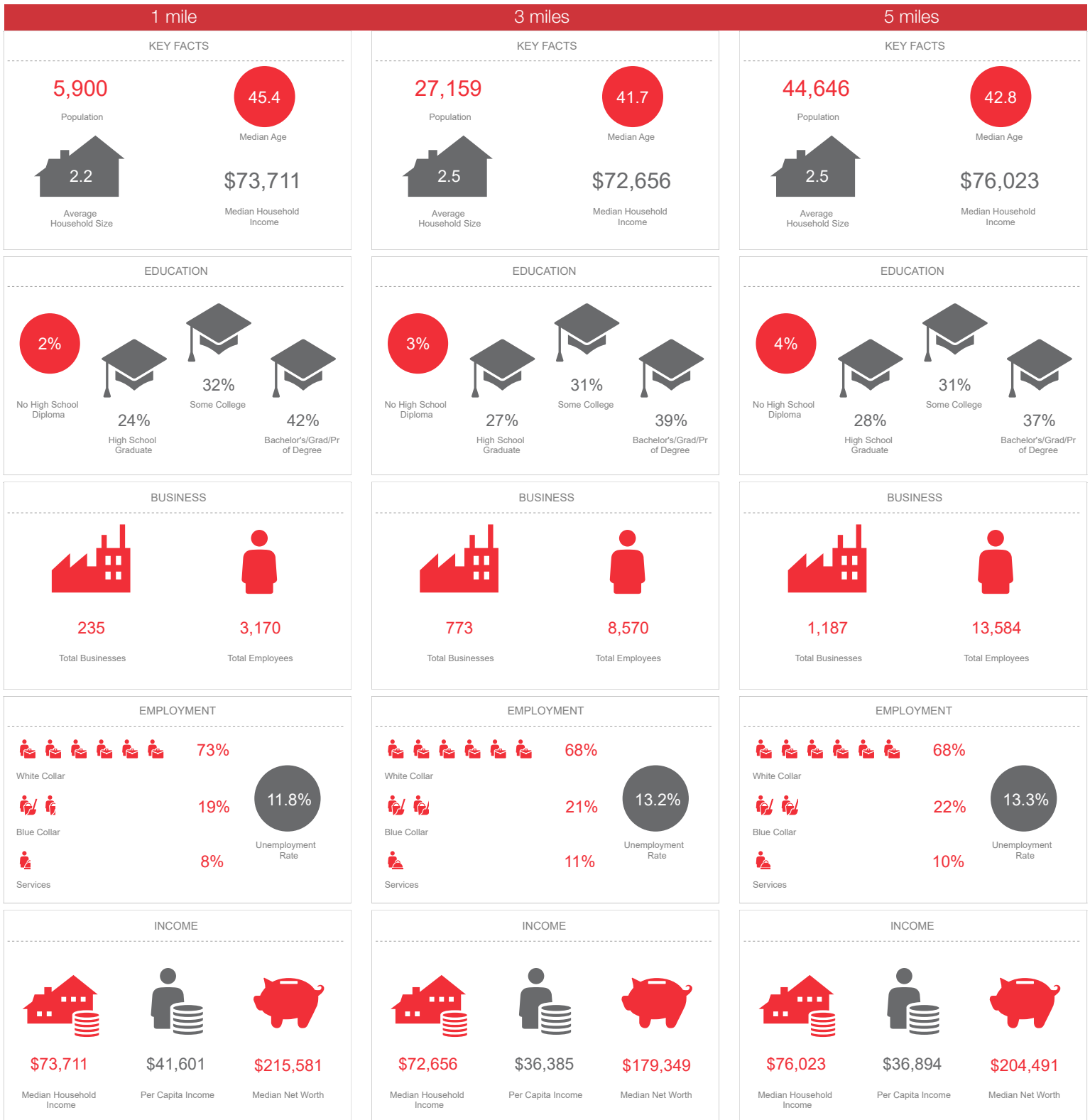
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NAIPleasant Valley

For Sale or Lease
17,298 SF
Office/Warehouse



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SPACE AVAILABLE:	17,298
WAREHOUSE AREA:	15,410
OFFICE AREA:	1,888
CONSTRUCTION:	Masonry
YEAR BUILT:	1957
LAND AREA (ACRES):	0.91
ZONING:	I-2 Industrial
CEILING HEIGHT:	14' - 22'
DRIVE-IN DOORS:	(1) 16' x 18' (1) 12' x 16' (2) 10' x 10'
CRANES:	(2) 5 Ton (18' under hook) (2) 2 Ton
HEAT:	Radiant, Tube
WATER:	City
SEWER:	City
ELECTRIC POWER:	3ph, 800A, 480/208V
PURCHASE PRICE:	\$490,000
TAXES:	\$7,837.68 / year (2021)
LEASE RATE:	\$4.00 SF (Gross)

COMMENTS:

For Sale or Lease: 17,298 SF, manufacturing facility w/ 1,888 SF, office and 15,410 SF manufacturing warehouse.; 800 AMP-480/208 3 PH; Cranes: (2) 5 Ton (2) 2 Ton. Ceiling heights from 14'-22'. Multiple drive-in doors. New roof (2009) and new radiant tube heating in warehouse manufacturing areas.

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