



## OFFERING SUMMARY

Sale Price:	\$1,575,000
Lease Rate:	\$9,250/mo. NNN
Lot Size:	1.55 +/- Acres
Building Size:	27,692 +/- SF
Office Area:	5,400 +/- SF
Clear Height:	18 ft.
Electrical Power:	240V, 30kVA
Sprinkler:	Wet
Dock High Doors:	5

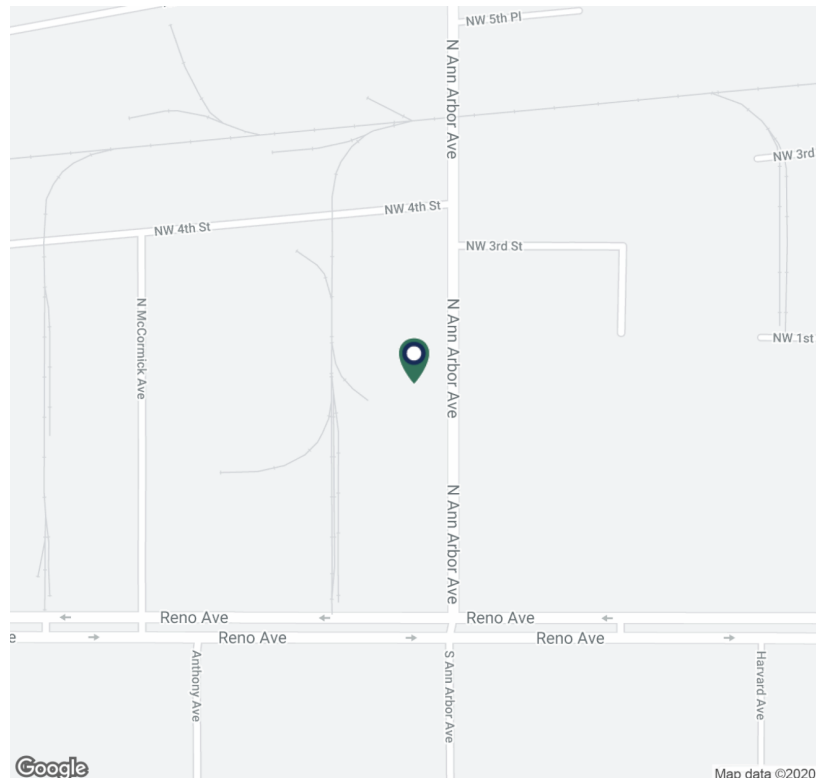
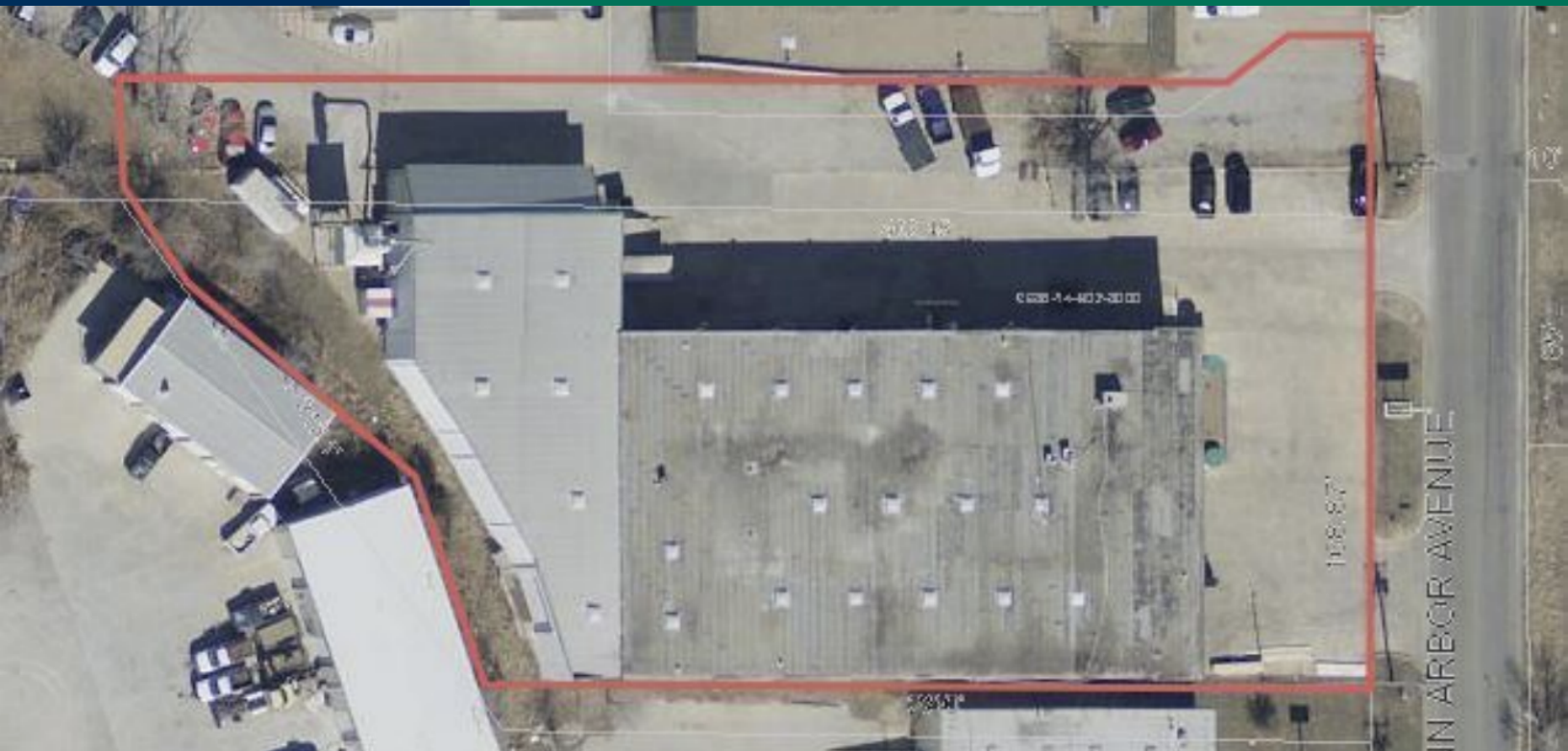
## PROPERTY OVERVIEW

**SALE:** All cash at closing. Fee simple title.  
**LEASE:** Estimated NNN charges at \$0.75 per square foot per year.

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# Industrial Space for Sale or Lease

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