



## LEASED

### Property Description

Available for lease: 24,170 SF  
Site Size: 2.8 Acres  
Construction: Masonry & Glass  
Loading: 2 Common Docks  
Ceiling Height: 15'  
Parking: 100 Spaces on Site (Expandable)  
Office: To Suit

### Property Details

SALE PRICE: **\$3,000,000**

LEASE PRICE: **\$8**

MINIMUM RENTABLE SQ FT: 24,170

MAXIMUM RENTABLE SQ FT: 24,170

PROPERTY TAX: \$82,557

LEASE TYPE: Net

ZONING: M1-1

BUILDING SQ FT: 43,170

SITE SQUARE FEET: 43,170