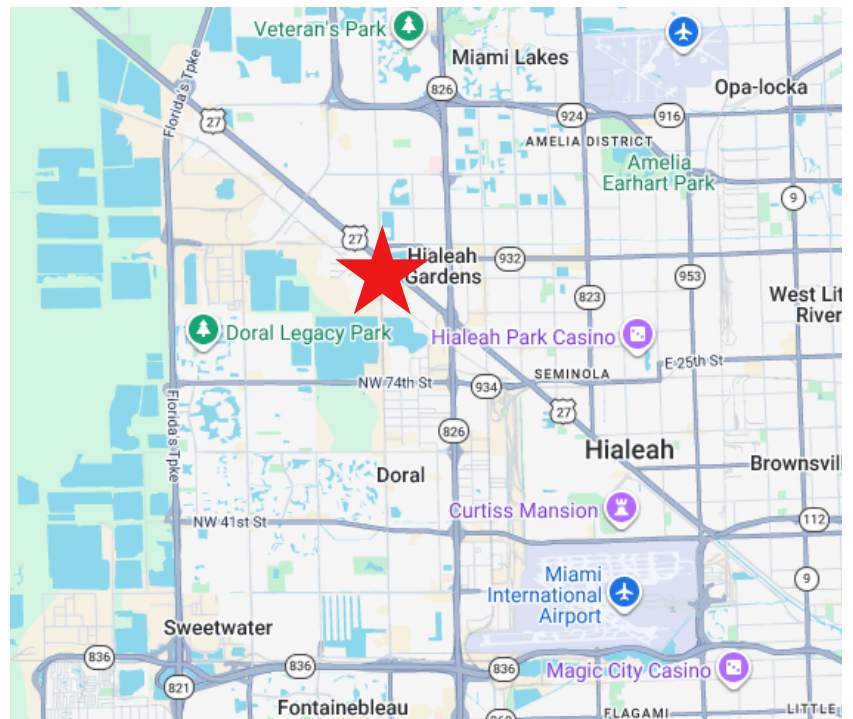




## Property Features

- Total Size: +/- 4,944 Sq. Ft.
- Office Size: +/- 383 Sq. Ft.
- Warehouse Size: +/- 4,561 Sq. Ft.
- Two (2) Dock High Loading Doors
- 20' Clear Ceiling Height
- Fully Fire Sprinkled Building
- Outside Wellfield Protected Area
- Twin T Roof Construction
- City Water & Sewer
- Ample Parking

**Lease Rate: \$18.53/SF/Year**



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