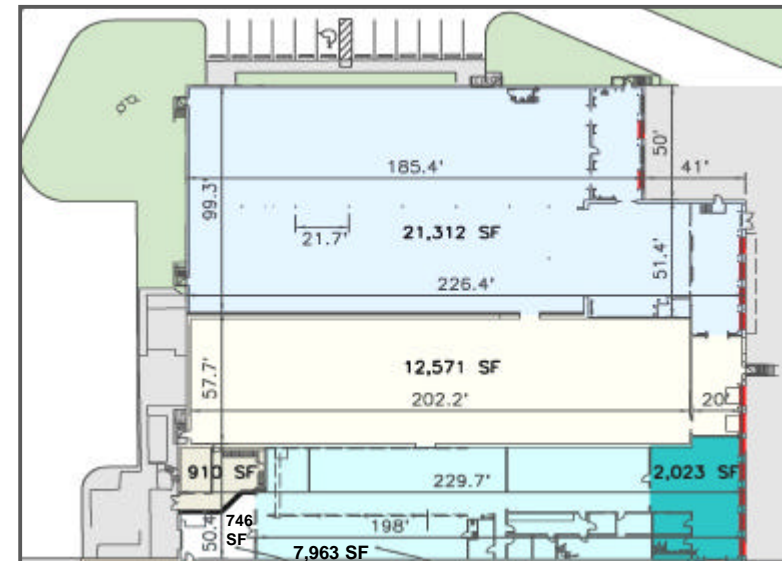
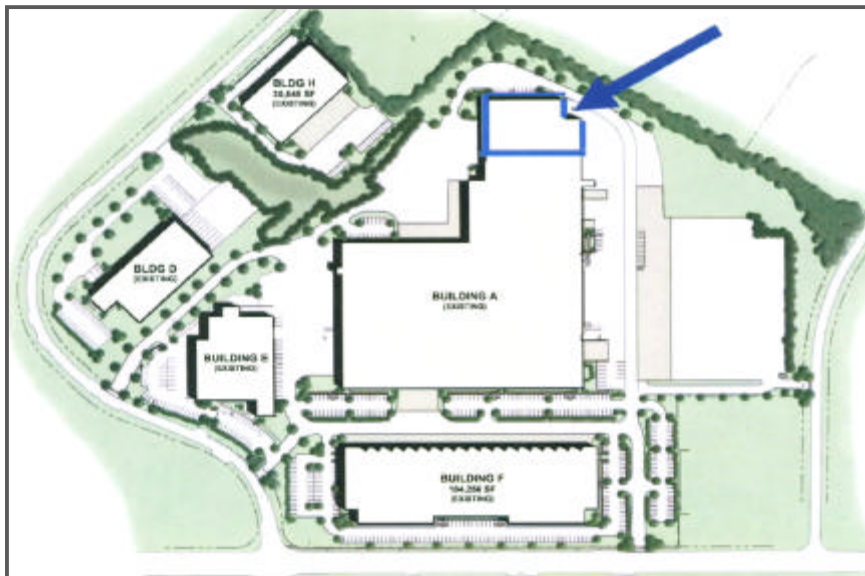


## ±33,883 SQUARE FEET OF AIR CONDITIONED WAREHOUSE SPACE IN A VERY WELL INSULATED BUILDING

An additional contiguous 9,986 sf with 5 dock doors is available



- The Insulated Building Helps to Regulate & Maintain the Temperature & to Control Electricity Costs
- 26' Approximate Clear Height
- The Interior is Very Bright, White and Clean 9 Dock Doors, with Seals, Pit Levelers & Edge O' Dock Levelers
- Lease Rate \$4.50 SF Net
- 2008 Taxes \$0.69 PSF
- Current Insurance: \$0.10 PSF
- Management Fee: 3%
- Estimated 2009 CAM: \$0.23 PSF
- Actual 2008 CAM: \$0.20 PSF



**Exclusively Listed By:**  
**Chas. Hawkins Co., Inc./CORFAC International**

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