

**INDUSTRIAL**

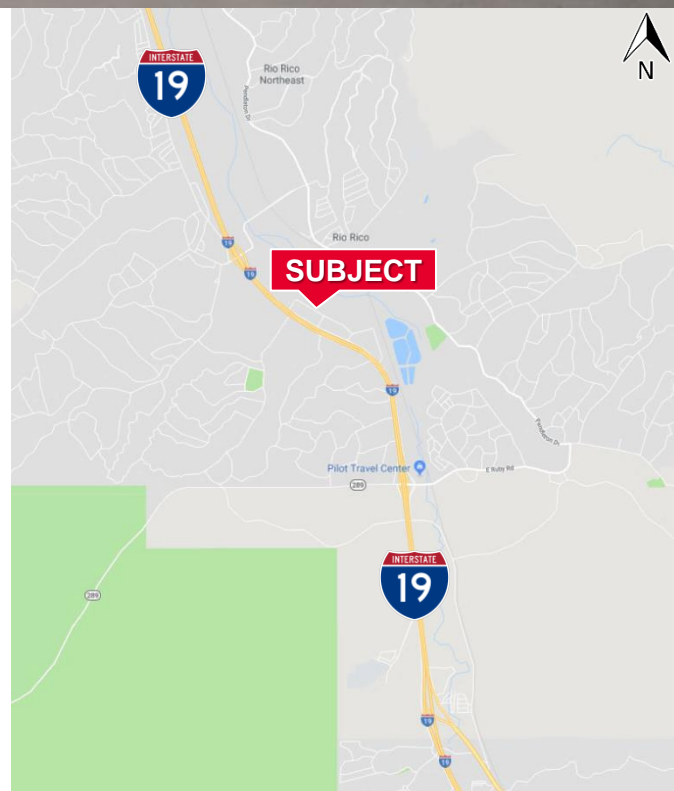


**Property Highlights**

- Off Interstate 19, just a few minutes north of exit 12 on east frontage rd.
- Expansion project on excess land adds an additional  $\pm 8,000$  SF of cold storage

**Property Details**

Available	6,090 SF cold storage 4,200 SF on two office floors 10,290 SF total
Lot Size	1.67 Acres
Year Built	2001
Zoning	M1, Light Industrial
Ceiling Height	20" for racking 19" truckload capacity (if racked)
Loading	6 docks with hydraulic levelers 1 GL roll-up door
Construction	Steel frame and steel roof, insulated walls, reinforced dock floor for extra heavy loads



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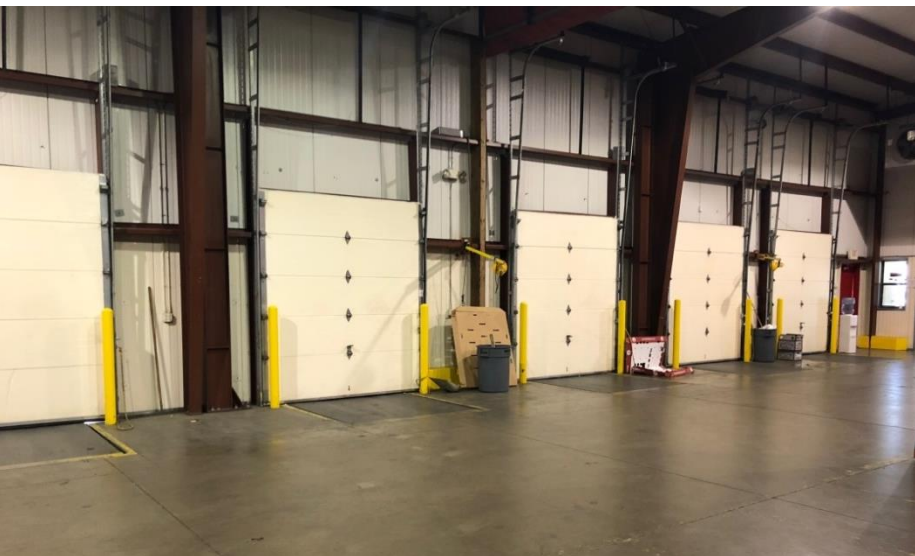
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Aerial View



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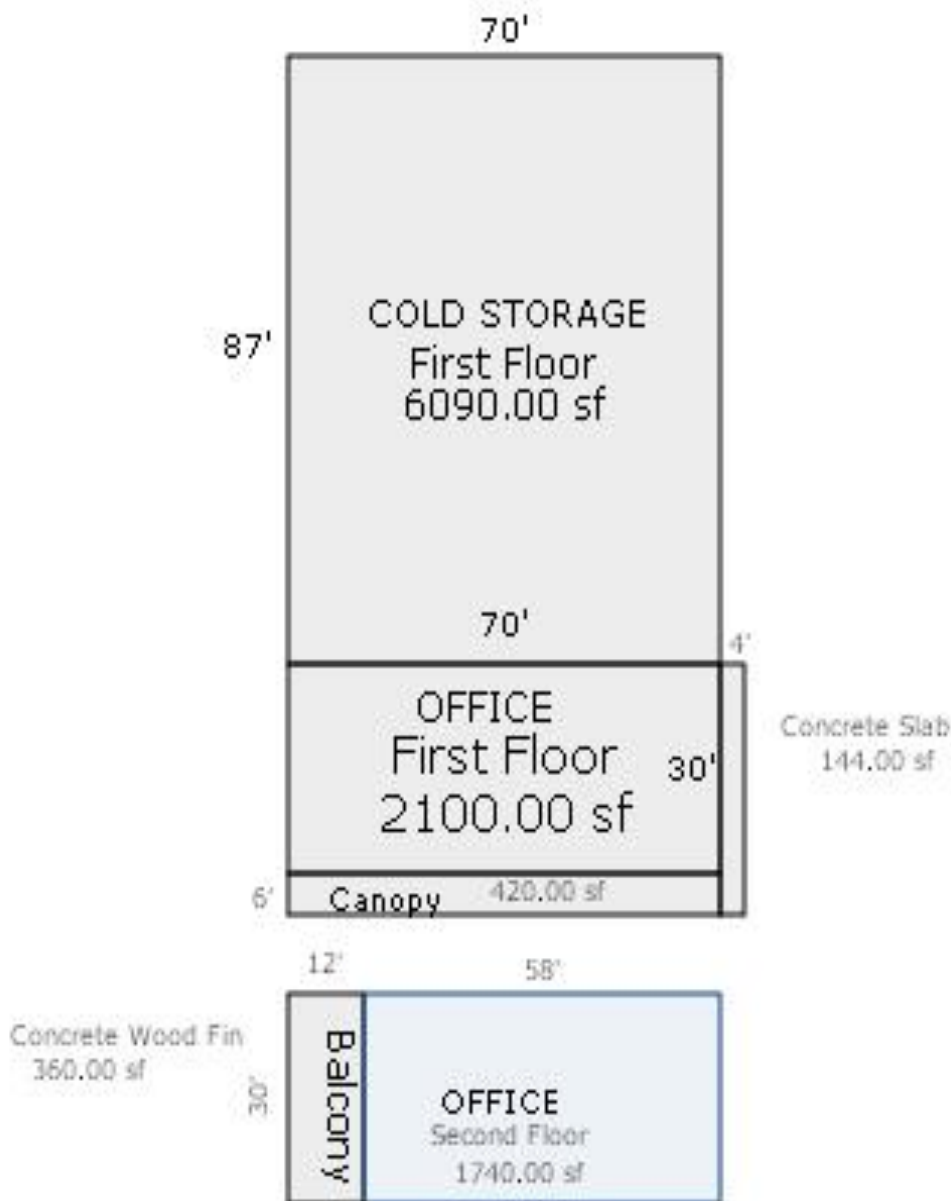
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Floor Plan

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