

### FOR SALE or LEASE

#### INDUSTRIAL BUILDING/ SPACE 12,500 - 50,000 SF

Pre-engineered steel building available to lease or purchase. Divisible to 12,500 sf, or 25,000 sf, up to 50,000 SF. Outdoor storage potential. Various options for loading and office space. Also potential for additional lease space in adjacent 144,000 SF warehouse.

#### PROPERTY SPECIFICATIONS

Description:	Single or Multi Tenant
Year Built:	1999
Building Size:	50,000 SF
Land Size:	Approx. 3 Acres
Office:	4,800 SF
HVAC System:	GFA/ Central Air (office)
Power:	200 amp, 3 phase
Sprinklered:	Yes –shared w/ adj. bldg.
Floor Drains:	None
Ceiling Height:	25'
Parking:	Ample
Washroom(s):	4
Truck Docks:	2 (ext) Shared w/ Levelers
Drive-in-Doors:	(1) 16x14 (4) 12x14
Sewer: Septic	Water: Well
Possession:	Negotiable
Zoning:	I-1 County
Environmental:	TBA
Real Estate Taxes:	To Be Assessed
CAM:	Tenant pays pro rata Snow-plow
Lease Term:	3-5 Years
Lease Price:	\$4.00- \$4.50 psf Mod. Gross
Sale Price:	\$2,000,000 (\$40 psf)



LoopNet: S:19665872  
L:19665880

MLS: 09153458



**DIRECTIONS:** Route 14 past MCC to Ridgfield Road. East on Ridgfield to property just past sports facility.

**PIN: No Separate PIN**

March 9, 2016

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

