



### Building Highlights

- Vehicle Maintenance & Repair Facility For Fleet
- Total Building: 30,642 S.F. +/-
- 1st Floor Office: 5,992 S.F. +/-
- 2nd Floor Office: 6,314 S.F. +/-
- Warehouse/Fleet Maintenance: 18,318 S.F. +/-
- Clear Height: 20' +/-
- 6 Drive-In Doors (14' x 16')
- 1 Dock
- Car Parking: 59 +/-
- On-Site Truck Trailer Parking: 43 +/-
- On-Site Bobtail Parking: 22 +/-
- Paint Booth
- Triple Catch Basin
- Air Compressor Piping
- 800 Amps, 277/480 Volt, 3 Phase, 4 wire
- Gas Unit Heaters, Air Conditioned Office
- Sprinklers
- I-2 Industrial
- Rental Rate: Subject to Offer
- CAM: Lessee Responsibility
- Immediate Possession
- Ideal for Fleet Maintenance & Repair, Office, and Warehouse



Building a better image

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