

3119 TERRACE STREET

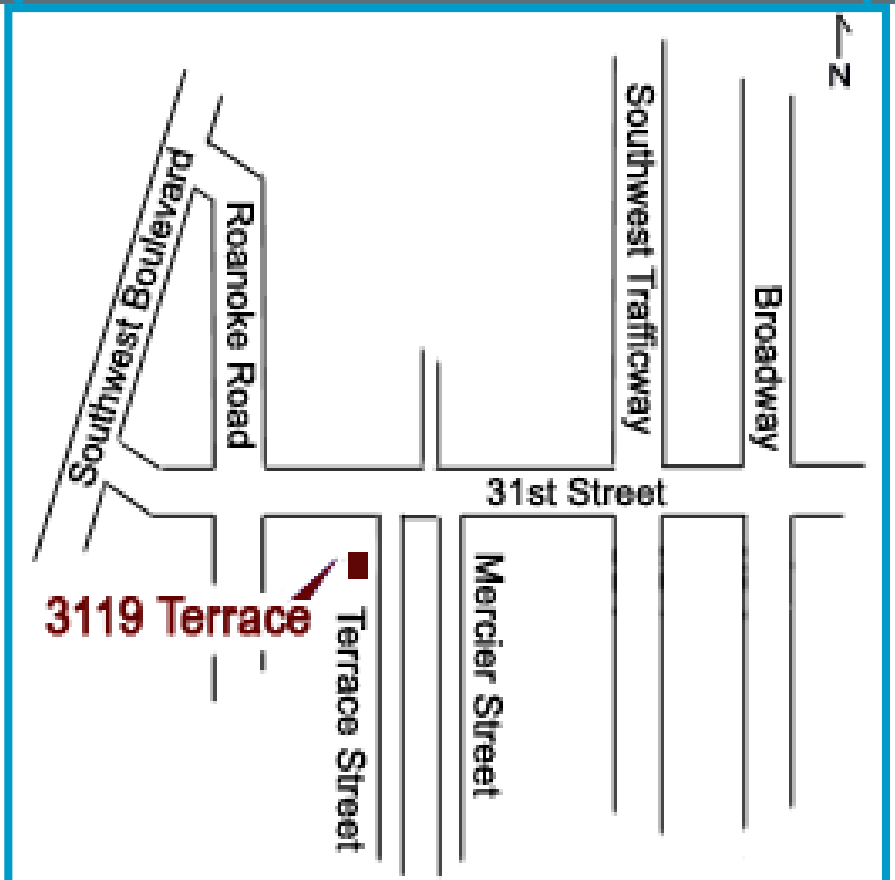


OFFICE/INDUSTRIAL HIGHLIGHTS

- 27,897 square feet building - Suite A&B.
- One dock-high loading door (16' x 12') and one drive-in loading door (10' x 10')
- Fenced and gated parking lot
- Temperature controlled warehouse
- Professionally managed business park setting
- Excellent location positioned central to the city's primary thoroughfares
- On-site parking

LEASING CONTACTS

JEREMIAH DEAN, CCIM
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SUITE B

Size:	15,580 SF Available 3,589 SF office & 11,991 SF warehouse
Clear Height:	14'3"
Power:	Two 400 amp, 240 volt/3-phase
Parking:	One 16,419 sf fenced and gated side lot and one 40,076 sf fenced and gated side lot available
Loading:	One 16' x 12' dock-high loading door and one 10' x 10' drive-in loading door
Sprinklered:	No
Lighting:	Fluorescent T-8
Rate	\$ 9.50 industrial gross



OFFICE/INDUSTRIAL SPACE AVAILABLE



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