

## PROPERTY DESCRIPTION

- Original portion of the building is 12,900 sq. ft.
  - Built in 1983
  - Wood framing construction with a concrete foundation on poured concrete footers
  - **Office:** 2,500 sq. ft. (13%)
    - 5 offices, reception station, reception waiting area, large conference room, kitchen, and 2 private restrooms
    - HVAC
  - **Warehouse:** 10,400 sq. ft.
    - 2 separate office stations with viewing windows overlooking the work floor (one located off the main office in front of the building and a 2-level office situated in the middle of the workspace)
    - Window unit in warehouse office
    - Public restroom/locker room with shower
    - 2 overhead (drive-in) doors and 1 in ground loading dock
- Additional 6,000 sq. ft. warehouse space
  - Built in 2004
  - Tilt-up concrete construction with a concrete foundation on poured concrete footers
  - 6 overhead (drive-in) doors
  - Electric and water roughed in for restrooms



## MECHANICAL FEATURES

- **HVAC:** The original warehouse area is heated via a gas-fired boiler system. This system also heats the office area and could be utilized to heat the expansion warehouse area, though that area is currently not heated. The office area is fully air conditioned.
- **Electric:** The subject has heavy, three-phase power adequate for most light industrial uses.
- **Sprinkler:** The subject is not sprinklered.
- **Roof:** The original portion of the subject has asphalt shingles over wood joist and decking with a pre-engineered metal roof for the warehouse while the rear 6,000 square feet built in 2004 has asphalt shingles over wood joist and decking.
- **Parking:** The subject has concrete paved parking areas to the east and north of the improvements. There is a fenced-in, gravel-paved area north of the 6,000 square foot expansion warehouse.
- **Site Improvements:** Site improvements consist of primarily concrete and gravel paved parking areas to the north and east of the improvements. The western parking area is fenced in. The rear of the site is wooded and descends into a ravine where there are high-tension lines.
- **Utilities:** The subject property is in a commercial district with public electric, water, and natural gas available. Sanitary sewer service is not available (septic tank).
- **Access:** The site is accessible via a shared curb cut on State Route 128.
- **Zoning:** The entire property is zoned G, Heavy Industrial and the uses permitted in this zoning classification include any use up to heavy industrial, with the exception of trailers and dwellings. There is no minimum lot area or minimum lot width. The minimum front yard setback is 50 feet. The minimum rear yard setback is 20 feet, the minimum side yard setback is 10 feet, and the maximum building height is 75 feet. The existing use is a legally conforming use.

## PROPERTY INFORMATION

### INDUSTRIAL WAREHOUSE

18,900 Sq Ft For Sale



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