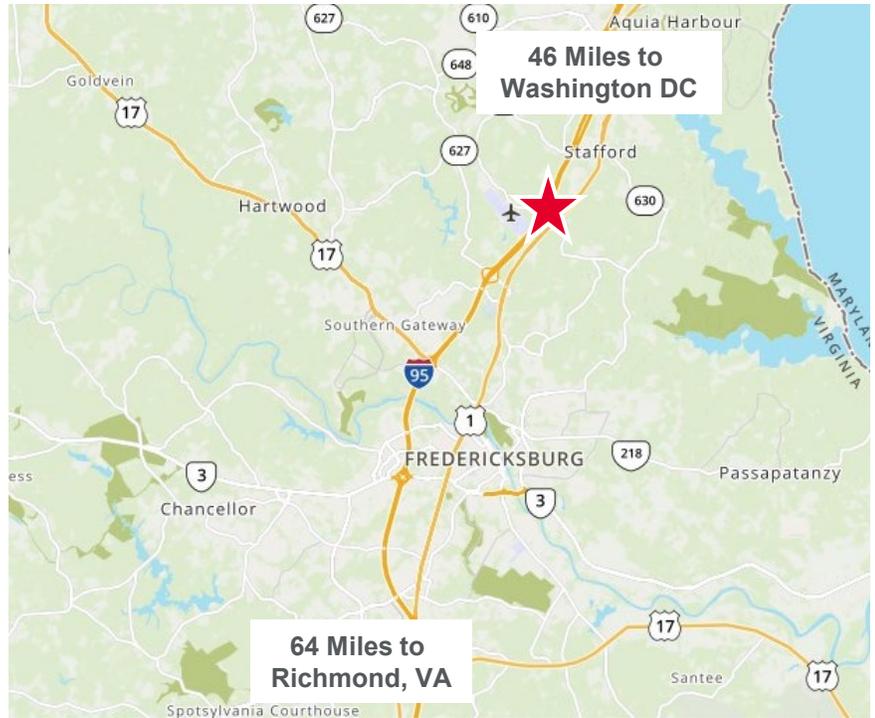




Property Features

- 17,400 SF warehouse and 5,400 SF office
- **Potential for both expansion and multiple tenants**
- Zoned M-1 Light Industrial
- 400 Amp electrical power; water and sewer on site
- Adjacent to both Interstate 95 and Route 1
- **Signage opportunity on Interstate 95**
- Located less than **1.5 miles** from Interstate 95, at **Exit 136**
- Quarles Fleet Fuel Station next door



Specifications	
Total Size	23,027 SF on 2.77 acres
Asking Price	\$2,195,000
Timing	Available immediately
Year Built	2002

For more information, contact:

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Warehouse:

- 17,400 SF in two bays of approximately 4,100 SF and 13,300 SF
- Four 8'x10' truck level loading docks;
Two 12'x14' ground level, drive-in doors
- Over 21 feet of storage, metal halide lighting and sky lights
- Wet sprinkler system installed
- Hanging gas heaters

Office:

- 5,400 SF built out for office split between two stories
- The first floor - four bathrooms, reception area, kitchen, conference room, and five private offices and cubicle space
- The second floor - carpeted, lit, HVAC, currently used for storage



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