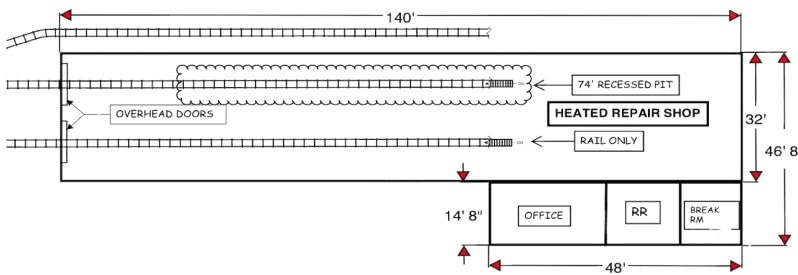


AVAILABLE FOR LEASE

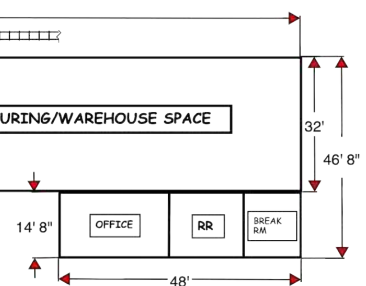
BUILDING 23

Our 80-acre complex features 22 buildings and over one million square feet of leasable space, including warehouse, office, wet lab, distribution, fabrication, manufacturing, light industrial, and laydown areas.

Bldg. 23 OPTION 1
RAIL CAR REPAIR SHOP



Bldg. 23 OPTION 2-EXISTION CONDITION
MANUFACTURING/WAREHOUSE



Features:

- 5,200 TOTAL SF
- 600A 480V Service
- 2" HP NG Line Up to 8#
- C.H. 20' to Bottom of Truss
- 2 Overhead Doors (12' x 18')
- Heated Work Area
- Water & Sewer Included
- Industrial Gross Lease
- Fully Conditioned Office, Restroom, and Break Room Area



AVAILABLE FOR LEASE BUILDING 23

Unique opportunity! 5,200 SF Rail Car Repair Shop or Manufacturing/Distribution Warehouse located 2 miles from Norfolk Southern's Conway Terminal.

