

# 9,285 SQ. FT. INDUSTRIAL SUITE

9,285 SQ. FT.

14'3" CLEAR HEIGHT

12' x 12' ACCESS

HIGH-CAPACITY POWER

IMMEDIATE AVAILABILITY

Flexible industrial space for manufacturing, automotive service, fabrication, and equipment operations.  
Available immediately with flexible lease terms.

## PROPERTY HIGHLIGHTS



**PRIVATE**  
INDUSTRIAL SUITE



**HIGH-CLEARANCE**  
**CEILINGS**  
Ideal for lifts &  
heavy equipment



**HIGH-CAPACITY**  
ELECTRICAL SERVICE



**SECURE INDOOR**  
**ACCESS**  
Protected loading &  
work environment



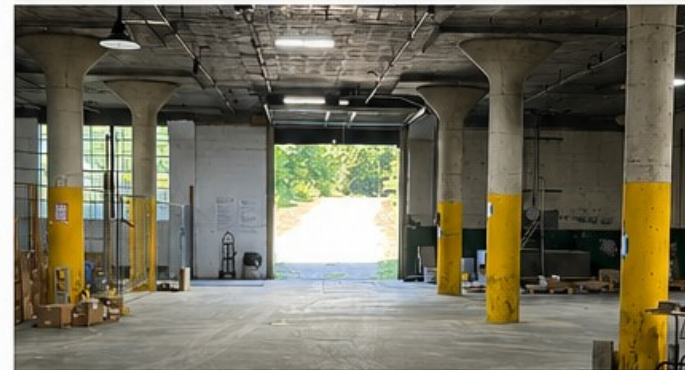
**FLEXIBLE**  
INDUSTRIAL LAYOUT



**IMMEDIATE**  
AVAILABILITY

## IDEAL USES

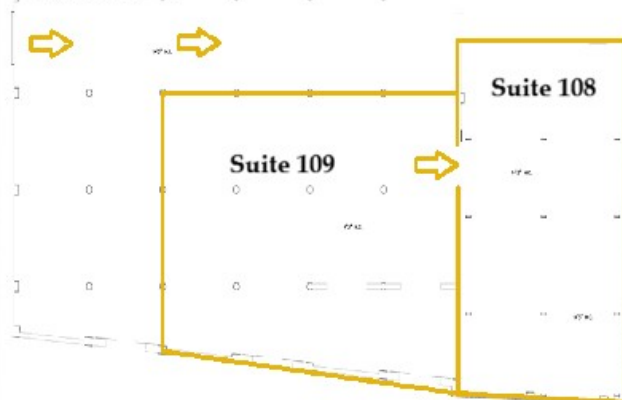
- ✓ Automotive Repair
- ✓ Auto Body
- ✓ Restoration
- ✓ Fleet Service
- ✓ Fabrication
- ✓ Welding
- ✓ Manufacturing
- ✓ Machine Shop
- ✓ Assembly
- ✓ Industrial Service



Secure Access

## FLOOR PLAN

External Door -  
12'6" H x 11' W



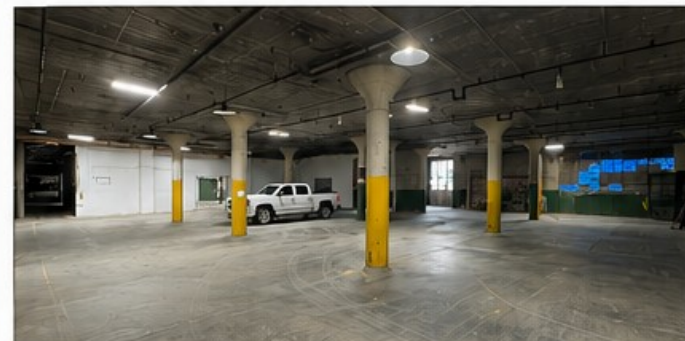
**CEILING HEIGHT**  
**14'3"**



**ROOM ACCESS**  
**12" x 12"**



**EXTERNAL ACCESS**  
**12'6" H x 11' W**



Industrial Workspace