

FOR LEASE OR SALE

2A Tibbits Avenue, Green Island

Site Characteristics:

- 49,772 SF Building
- 12,818 SF Class A Office
- 14,191 SF Warehouse - leased
- 16,363 SF Warehouse, Shop, Receiving
- 2,538 SF Garage at rear
- 6,400 SF Unfinished second floor offices

Lease Rates:

- Warehouse/Shop - \$5.50/SF, NNN
- First Floor Office - \$9.00/SF
- Second Floor Office - \$8.00/SF

Property for Sale:

- \$1,750,000

Office, Industrial, Warehouse, Manufacturing



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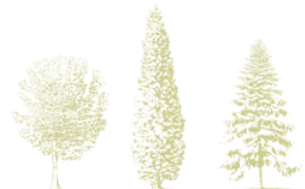
Building Features:

- Complete renovation 2008-2009
- New plumbing, HVAC, Radiant Heat, and new Electrical (3 Phase)
- ADA compliant
- Energy upgrades
 - White roof, reflective window glazing, and occupancy sensors, new windows
 - Multi-zone heating & cooling
- Wet sprinkler system
- Security system
- T-1 in building, fiber-optics on Tibbits Ave.



Conference Room:

- White Board
- Projector and screen
- Dedicated HVAC zone
- Reflective lighting
- Sound proof





Property Features:

- 2 acres (78,408 SF)
- 200' frontage
- Corner lot
- Fenced, secure parking lot/yard
- 60 parking spaces
- Card access entry, multiple cameras
- 2500 SF Garage with overhead door and separate electric meter.



