

**FOR SALE  
OR  
FOR LEASE**

**FULL INDUSTRIAL SITE AVAILABLE**



# **SPECIALTY FOREST PRODUCTS BUILDING**

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**SALE PRICE: \$9,000,000 (\$175/SF)**

**LEASE RATE (NNN): \$0.80/SF Office  
\$0.65/SF Shell**

**SQUARE FOOTAGE:**

- West Building
  - First Floor Office Space: 3,007 SF
  - Second Floor Office Space: 3,099 SF
  - Shell Space: 29,959 SF
- East Building
  - Shell Space: 16,882 SF

**PROPERTY FEATURES:**

- Includes ~7,500 SF of covered loading area
- 24' Clear Height
- Extra trailer storage possible
- Yard area
- Grade-Level & Dock-High Loading

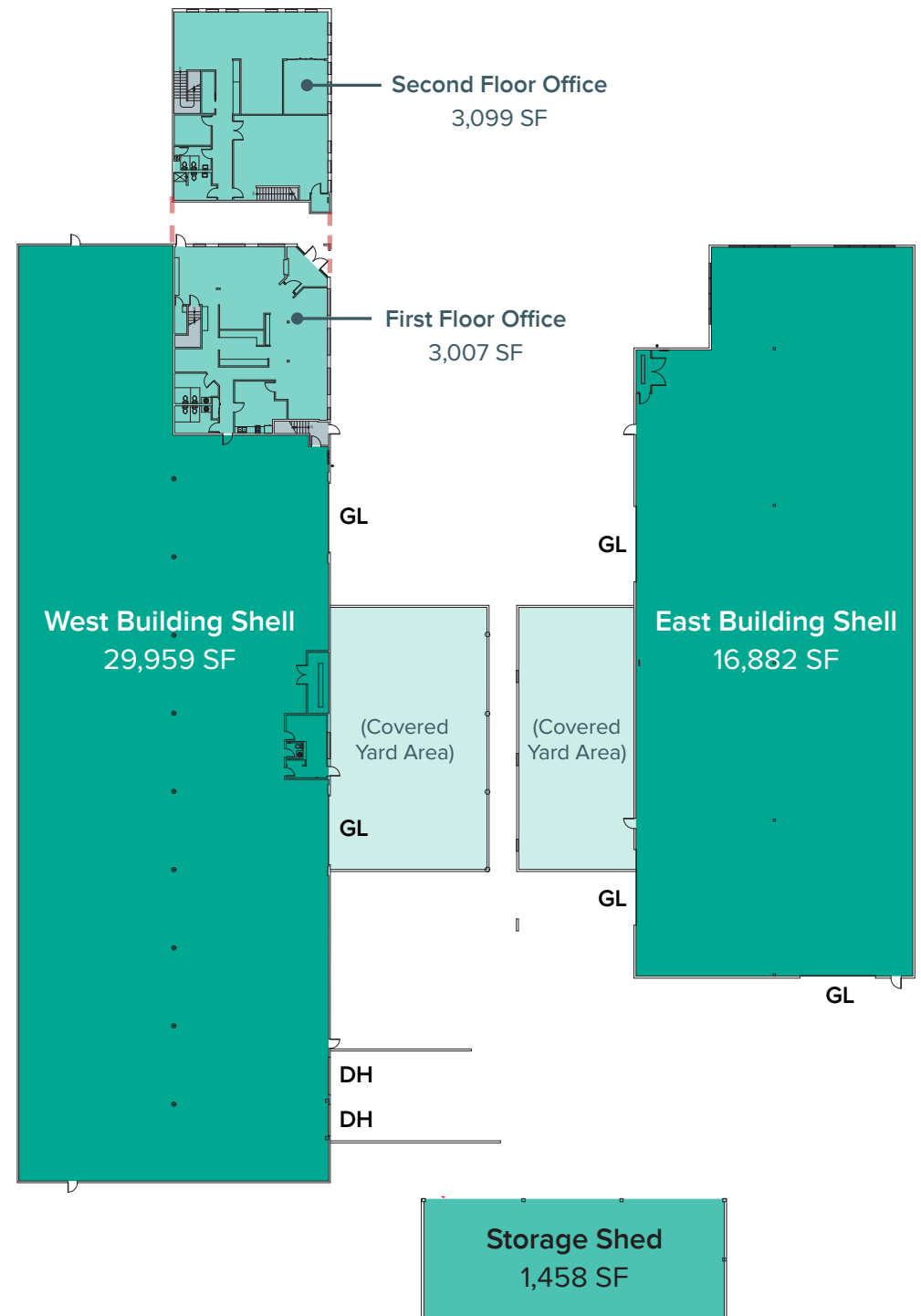


Please be advised that this analysis is generalized, does not purport to be all-inclusive and does not factor in many of the financial and personal aspects one should take into account when electing to purchase real property. The potential purchaser must analyze this investment based upon its own analysis, including, without limitations, its own tax considerations (including current and future tax laws), recapture of depreciation, ultimate sales price and market considerations. These items must be evaluated by a qualified CPA, attorney or other consultant when making the decision to purchase. RHCRE makes no representation or warranty with respect to the accuracy or completeness of the information provided herein.

# SITE PLAN

## FEATURES

- Available Now
- 46,841 SF Shell
- 6,106 SF Office
- Shell Rate: \$0.65/SF, NNN
- Office Add-On Rate: \$0.80/SF, NNN
- West Building
  - First Floor Office Space: 3,007 SF
  - Second Floor Office Space: 3,099 SF
  - Shell Space: 29,959 SF
- East Building
  - Shell Space: 16,882 SF
- Storage Shed: 1,458 SF
- 5 Roll Up Grade Level Loading Doors
- 2 Dock High Loading Doors
- 24' Clear Height



# LOCATION MAP



# LOCATION MAP

