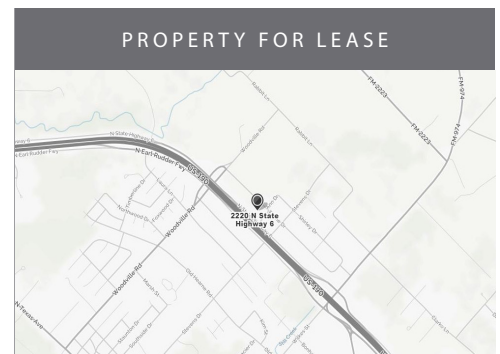




PROPERTY FEATURES

- Best trucking facility on the market!
- Excellent visibility and access from SH-6!
- 6,400 SF Office/Shop/Warehouse on +/- 2.3 acres
- Securely fenced concrete yard with ample parking
- Manager's office located in front
- 5 pull through bays with 14' x 14' OH doors (one wash bay)
- Warehouse is insulated, heated, and plumbed for air
- Attached two bay pull through awning measuring an additional approximate 2,000 SF
- Excellent circulation around the building
- 3-Phase power available
- Property Deed restricted not to compete with Penske Truck Leasing

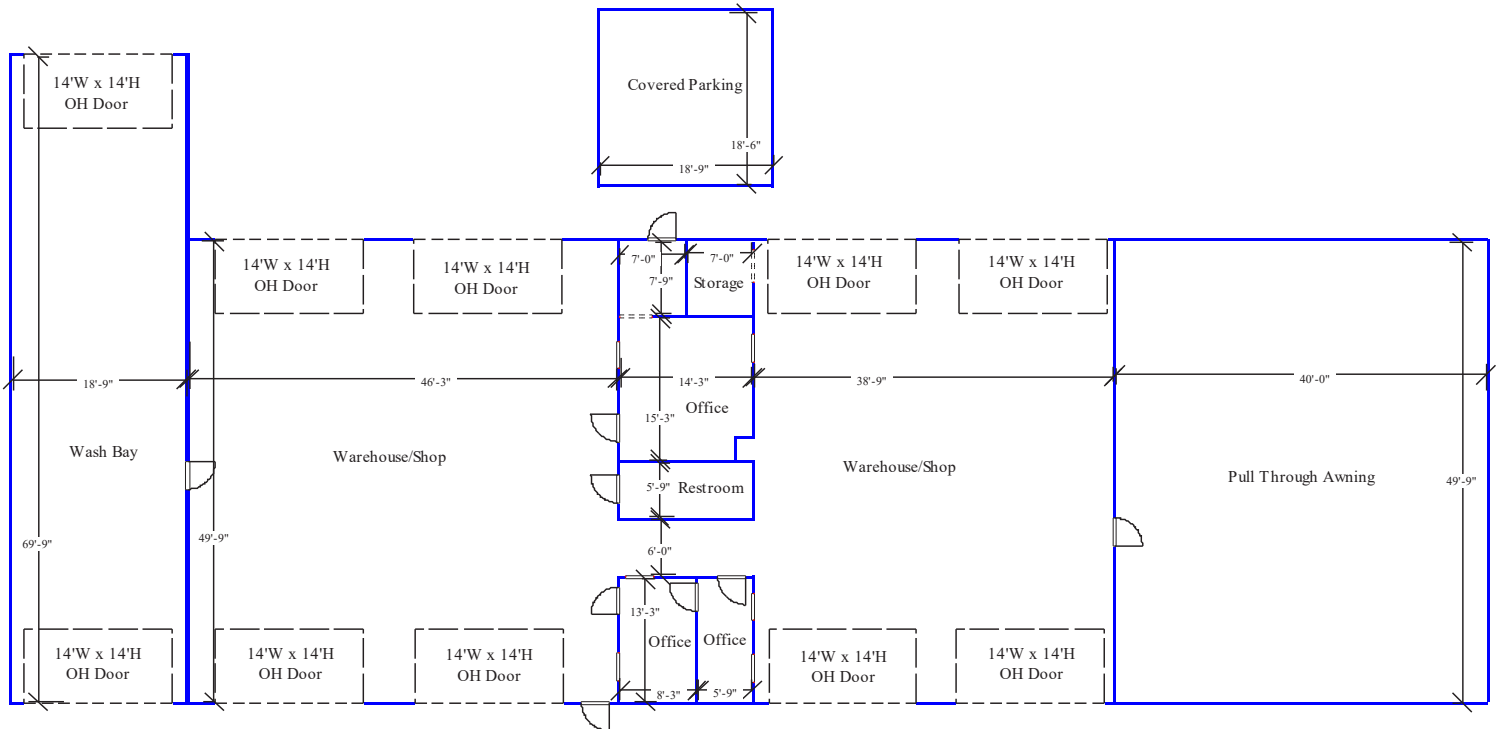


Offered for Lease:
\$6,250/MO
Industrial Gross

PROPERTY PHOTOS



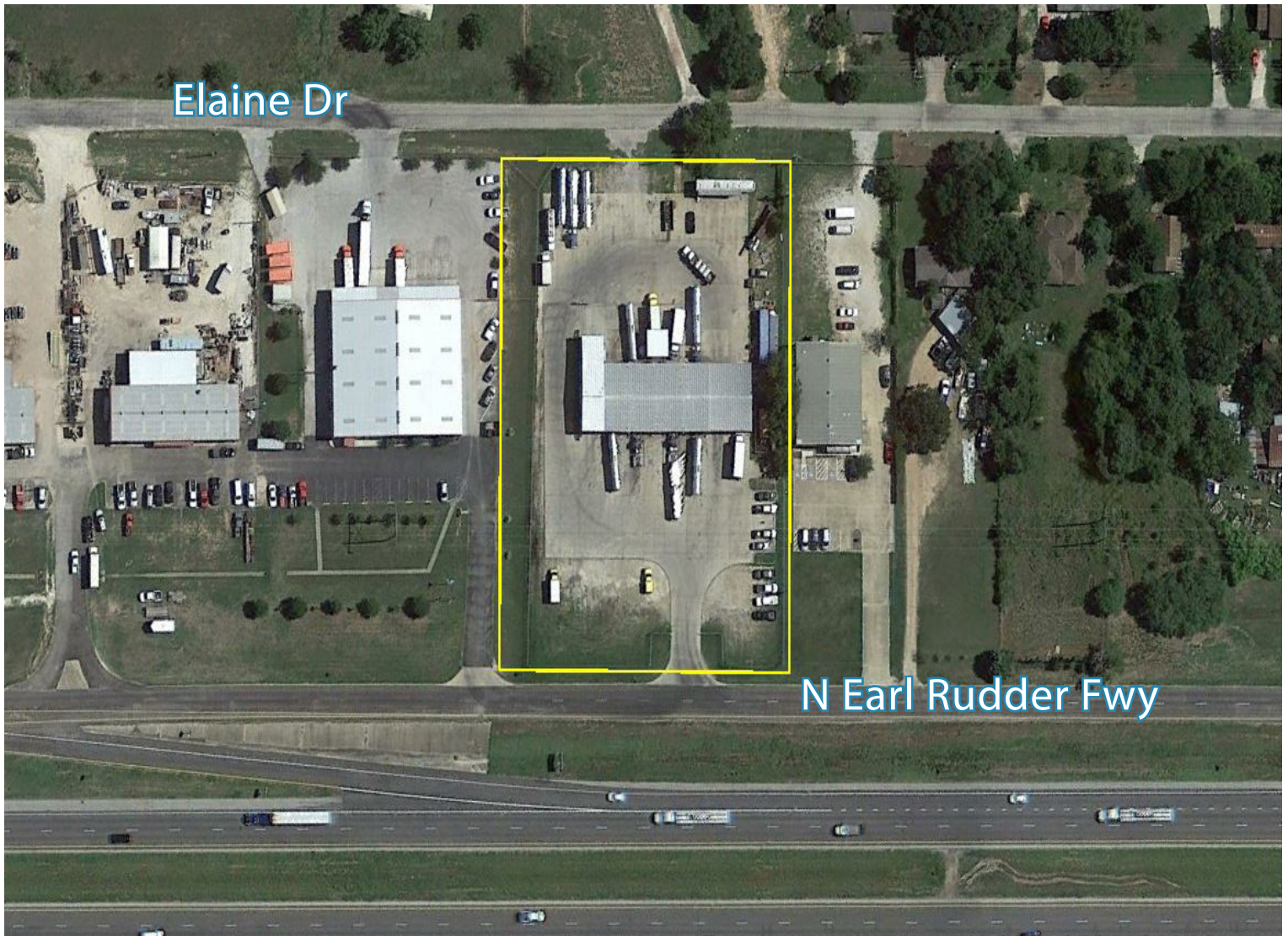
FLOOR PLAN



All Measurements Are Approximate



AERIAL



AERIAL

