

## Property Features & Highlights

- 2736 sq ft
- 12' Average ceiling height (10'-14' clear span)
- Filled, steel reinforced concrete block on 6" slab
- Heavy gauge R Panel white roof
- Steel double glazed custom 7'x5' windows and doors
- Double (R21) insulated ceiling with either concrete or granular insulation
- Two Commercial 10x10 chain lift doors
- Two handicap size bathrooms
- Polished concrete floors
- Commercial grade steel conduit wiring throughout 110v and 220v single phase
- L.E.D. Shop lighting
- Insulated dividing wall @ 21' making two areas
- Industrial plumbing and sink in front room.
- Refurbished vintage exterior lighting.
- Cedar front deck
- All internal walls shadow gapped ¾" Birch Ply CLAD