

# Light Industrial Business Condominiums For Sale or Lease

DESIGNERS  
**Vanston/O'Brien, Inc.**  
BUILDERS



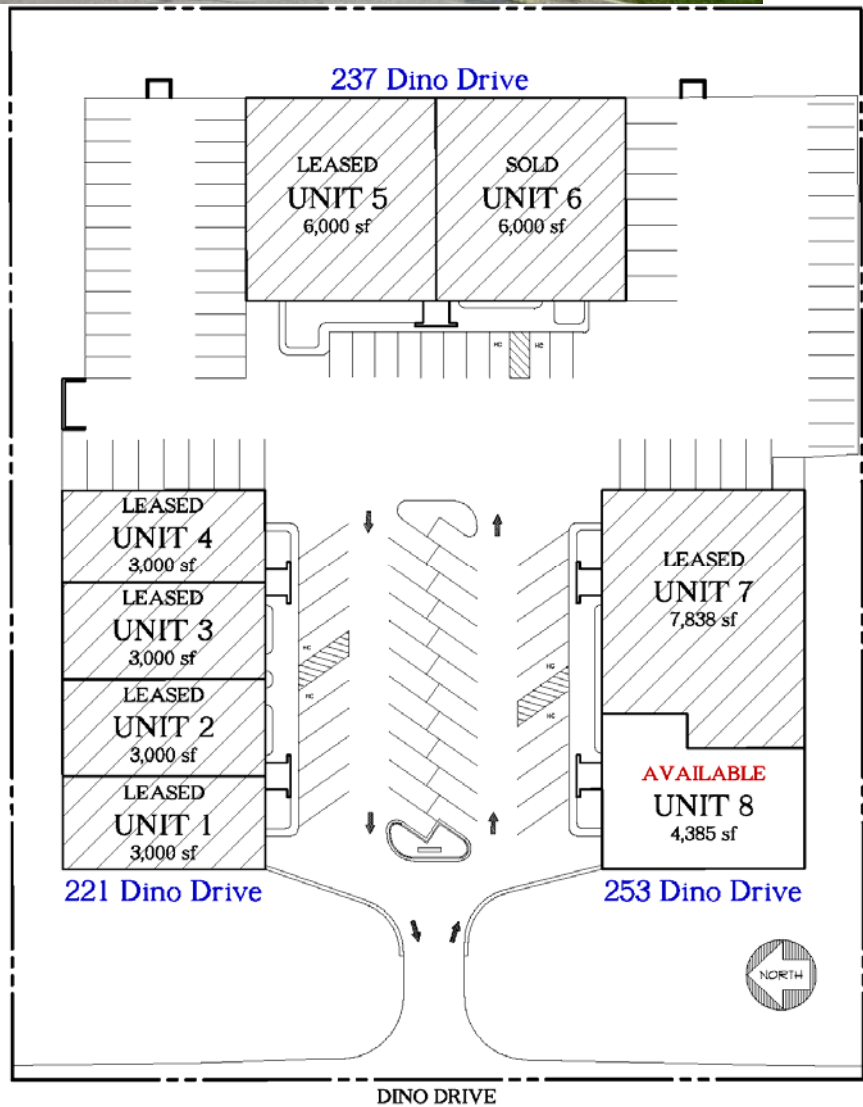
### **3 BUILDING COMPLEX**

- 3.01 net acreage site
- 12,000 sq. ft. each building
- 36,000 sq. ft. total building
- I-1 Light Industrial Zoning
- Public sewer
- Private well water
- 8 units, separately metered
- 106 parking spaces

### **Unit 8 - Available Now**

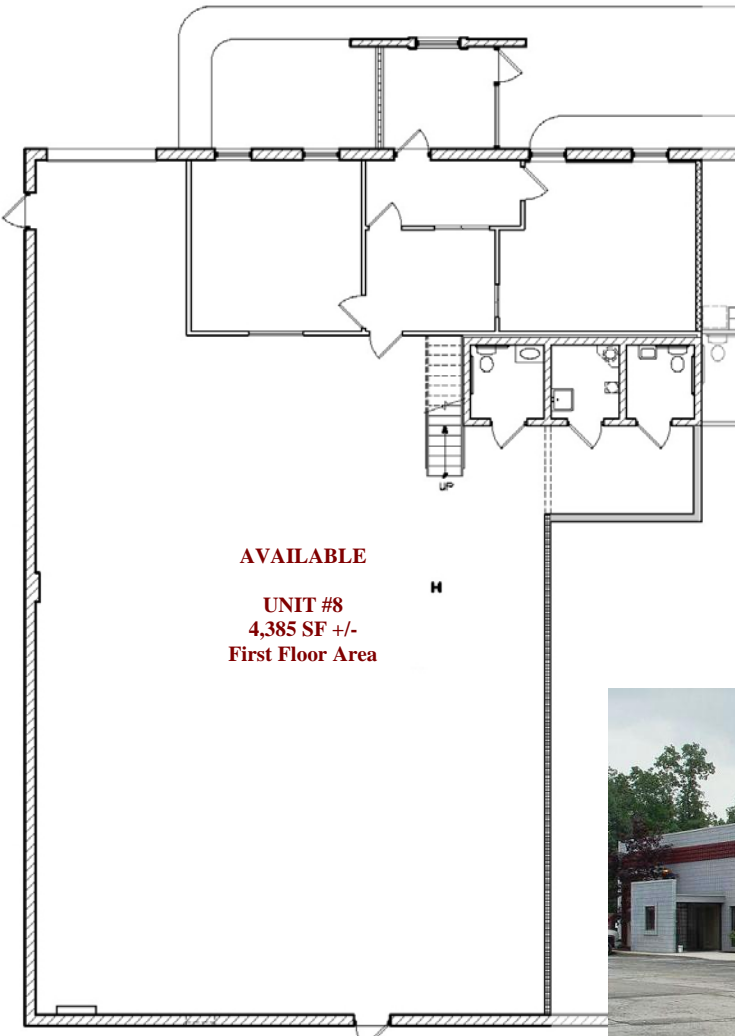
- 4,385 +/- sq. ft. total first floor area
- 790 +/- sq. ft. office area
- 3,595 +/- sq. ft. shop/warehouse
- 925 +/- sq. ft. 2nd floor mezzanine
- 10' x 14' overhead door
- 200 amp, 480/277 volt, electric service
- Separately metered gas & electric
- 18' ceiling height in shop area
- Lease \$8.50\* / Square Foot (gross)
- Sale \$300,000\*

\*Excludes sales commissions.

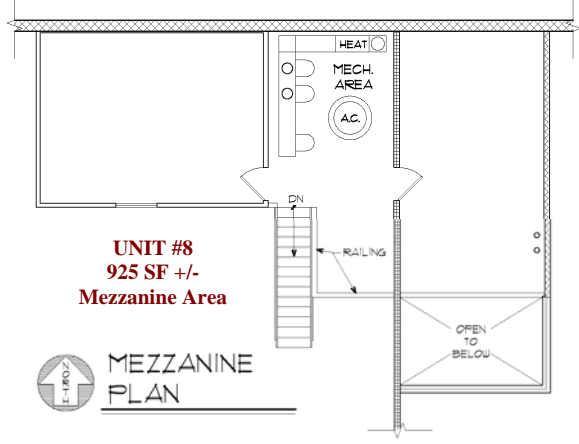


For more information go to the website:  
<http://www.vanston.com/redinodrive.html>

LIGHT INDUSTRIAL



**AVAILABLE**  
**UNIT #8**  
**4,385 SF +/-**  
**First Floor Area**

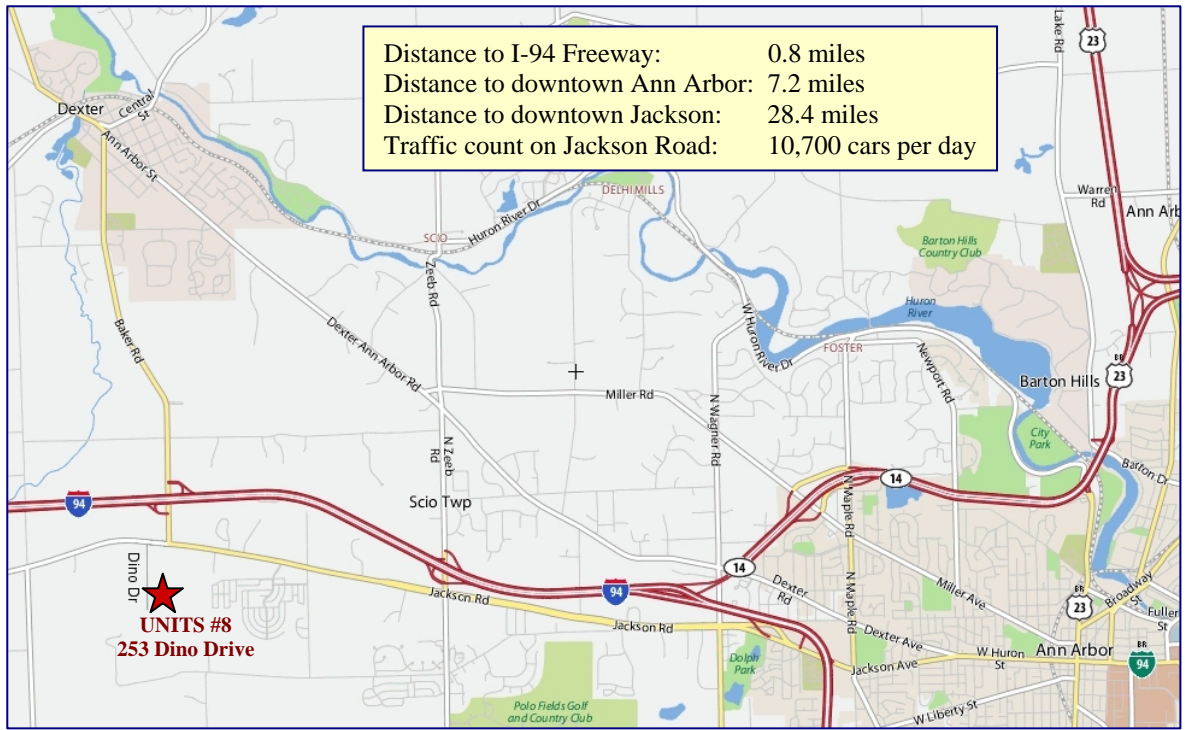


**UNIT #8**  
**925 SF +/-**  
**Mezzanine Area**

**MEZZANINE PLAN**



**253 Dino Drive**



revised  
 6/3/2014

**LIGHT INDUSTRIAL**