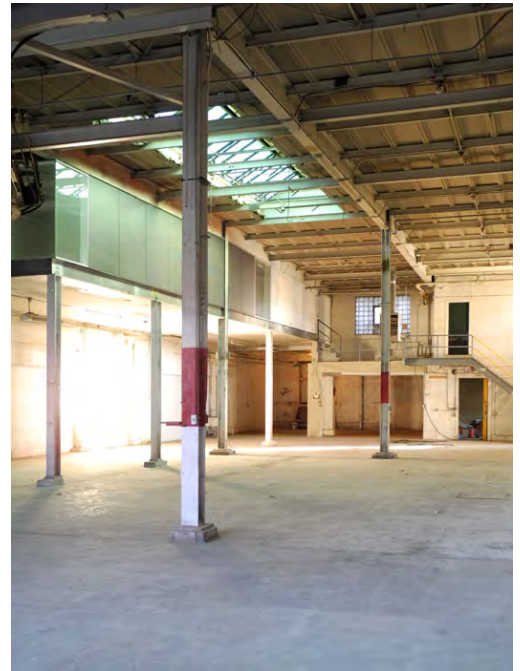


the glass factory.



dramatic space for light industrial or adaptive reuse

Space:	10,454 sf
Ceiling Height:	20' 2" clear under trusses
Loading:	Access to 7 enclosed loading docks
Bay Sizes:	Approx. 30' x 40'
Power:	400 amp – 3 phase
HVAC:	Gas unit heaters (upgrade to full HVAC possible at additional cost)
Zoning:	C3-2 (located in enterprise zone 1)
Parking:	Access to prorata share of 40+ secure off-street spaces plus ample street parking. No meters or pay box!
Description:	Large light industrial space with wide column spacing and open second-story mezzanine area. Lofty, well-lit space with skylights and huge windows. Suitable for light industrial, showroom, or distribution space; also adaptable for creative office or retail use. Level and sealed heavy duty concrete floor with perimeter floor drains. New overhead LED lighting and freshly painted. (Private outdoor space, rooftop deck available at additional cost.)

Information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and changes in price or terms without notice

THE GLASS FACTORY / building 4

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