

# FOR LEASE

7600 Morgan Road

62,400 Square Feet Available



(former Lipe Rollway)

**NOTE: 3-4+ ACRES AVAILABLE FOR OUTDOOR STORAGE/STAGING**

<b>Available:</b>	<b>62,400 SF</b> (51,700/Manf. & 10,700/Office)
<b>Zoning:</b>	Industrial
<b>Clear Height:</b>	20' clear
<b>Acres:</b>	75
<b>Docks:</b>	One
<b>Drive In Door:</b>	Three, 2 (18'/18'), 1 (18'/13')
<b>Parking:</b>	Ample
<b>Outside Storage:</b>	Abundant
<b>Gas/Electric:</b>	National Grid 3200 KVA on site
<b>Bay Spacing:</b>	40' x 60'
<b>Floor Thickness:</b>	8" to 10" reinforced
<b>Construction:</b>	Steel Frame/Metal, Insulated
<b>Lighting:</b>	T-5s
<b>Sprinkler System:</b>	Wet Dual Loop





*FOR INFORMATION CONTACT EXCLUSIVE BROKER:*

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