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## Property Available – For Sale in Fall 2018

### The Carbaugh Property

Includes Parcels 3 & 4 -  
Two Commercial buildings & Land parcel.

Address – 2111 Carbaugh

Ideal for Warehouse/Distribution, 3PL Logistics  
Fiber Optic Internet service available

#### **Site –**

9.1 acres Total land area  
Heavy Industrial zoning  
Plenty of Parking  
Separate Land parcel  
Loading docks  
Tractor Trailer access.

#### **Two buildings –**

##### **The Carbaugh Building**

30,000 sq ft building – Office & Fulfillment, Warehouse/Distribution  
400 Amp, 3 Phase Electric service

##### **The Smokestack Building**

4,000 sq ft building – Creative/Office, Flex space  
200 Amp, 3 Phase Electric service

See Lease Specsheets & Site-plan for more details