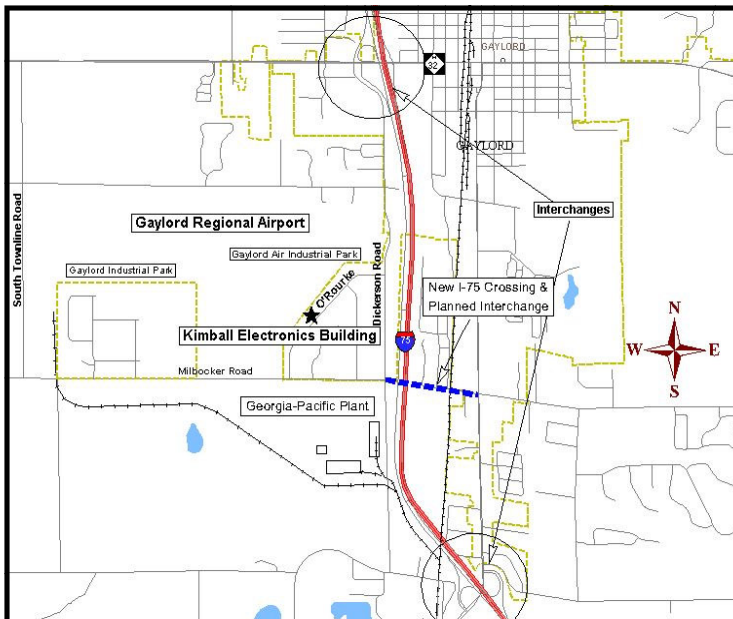


Available Kimball Electronics Building



Located at 1746 O'Rourke Blvd. in the Gaylord Air Industrial Park, Gaylord, Michigan. The building has 71,250 square feet of climate controlled light manufacturing space with direct access to I-75 from two interchanges and a trained electronics manufacturing workforce.



University Center and M-TEC education and training center in Gaylord. Redundant broadband service. Industrial Development District in place. Tax abatement for new investment available.



Building Information

Building Size:	71,250 S.F., 150' x 475'
Office Size:	14,000 S.F.
Site Size:	6.42 Acres, 350' x 800'
Ceiling Height:	11' - 14' clear
Column Spacing:	25' x 50'
Floors:	4" Reinforced
Docks & Doors:	2 grade level drive in; 1 overhead w/ scissor lift
Power:	480 3-phase @ 1,000 amps 208 3-phase @ 2000 amps
Water/Sewer:	Municipal Water and Sewer
Sprinklers:	Yes
HVAC:	Thermocycler air make up; 4—20 Ton Lennox cooling units
Age:	37,500 s.f. (1987), 11,250 s.f. (1990), 22,500 s.f. (1995)
Parking:	Paved parking for 272 vehicles
Other:	40' x 32' storage building
Price:	\$1,200,000
Lease:	\$1.25 per S.F., will subdivide



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