



### FLEXIBLE LAYOUT

Currently designed with 75% office layout, this unit features open work areas in the rear of the premises, "bullpen" office/clerical front office, and additional executive suite with full kitchen and other amenities.

### BUILDING FEATURES

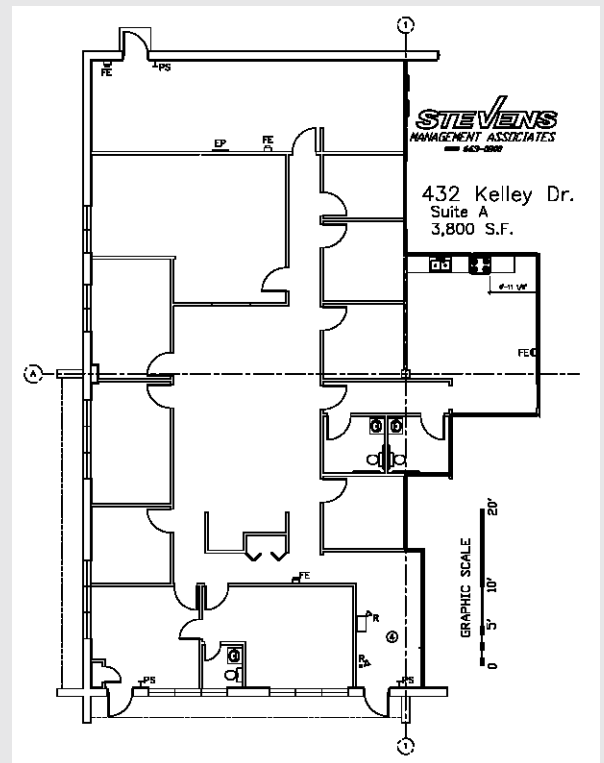
- 200amp, 3phase power for light manufacturing/ assembly uses
- High pressure natural gas
- T1 and fiber optic connections to the local phone company switch
- and much more...

### LOCATION:

Ideally situated off Route 73 in the Berlin Industrial Park.

### DIRECTIONS:

- Route 73 South, through the light at Franklin Avenue, left at Angelo Drive (Wal-Mart) to 1st STOP.
- Turn right onto Bradford to 1st STOP sign at Kelley.
- Proceed across Kelley Drive into the driveway
- **432** is the building to the left



FOR MORE INFORMATION, PLEASE CONTACT:

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