



## *Industrial Building – For Sale or Lease*

- 10,960 Square Feet
- Zoned Industrial
- Year Built: 2020
- 2000 Amps | 480 V | 3-Phase Power
- 12' - 14' Ceiling Height
- 1 Overhead Door
- 1.93 Acres

Rare opportunity to lease or purchase a “nearly new”, 11,000 SF industrial building. Constructed in 2020, the facility features exceptional infrastructure (HVAC, power) for light industrial operations (former grow operation). Located approximately 3 miles east of the Laketon-US 31 interchange.

**Sale Price: \$749,000 | Lease Price: \$5.95/SF/Yr NNN (\$5,434.33/Mo NNN)**

For more information, please contact:

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Connect with us:



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700 Terrace Point Drive, Suite 200  
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Exterior Photos



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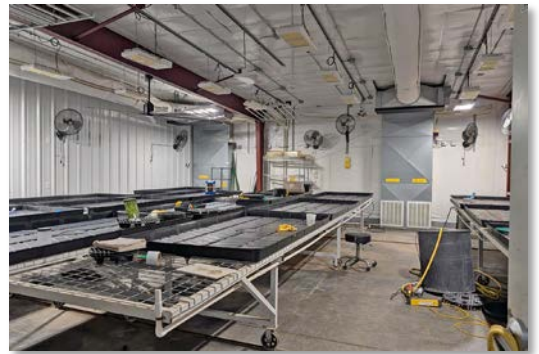
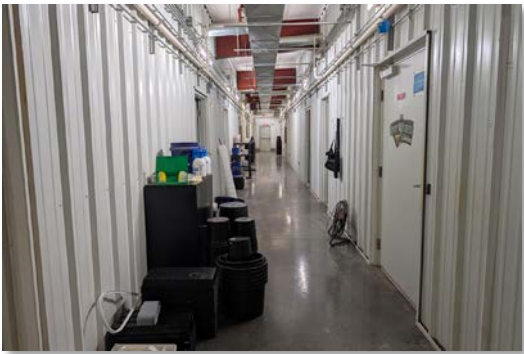


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Interior Photos



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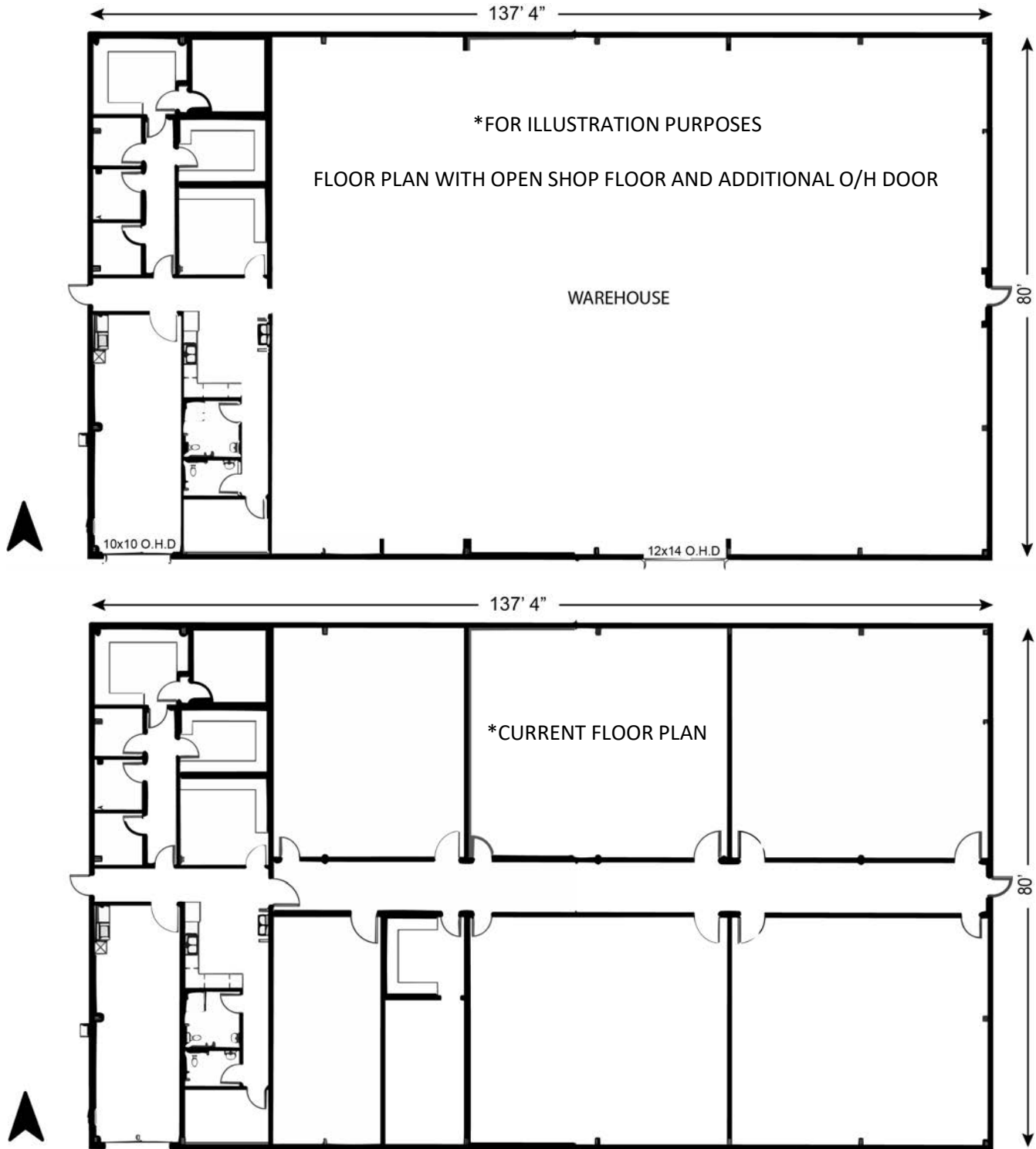
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Floor Plan



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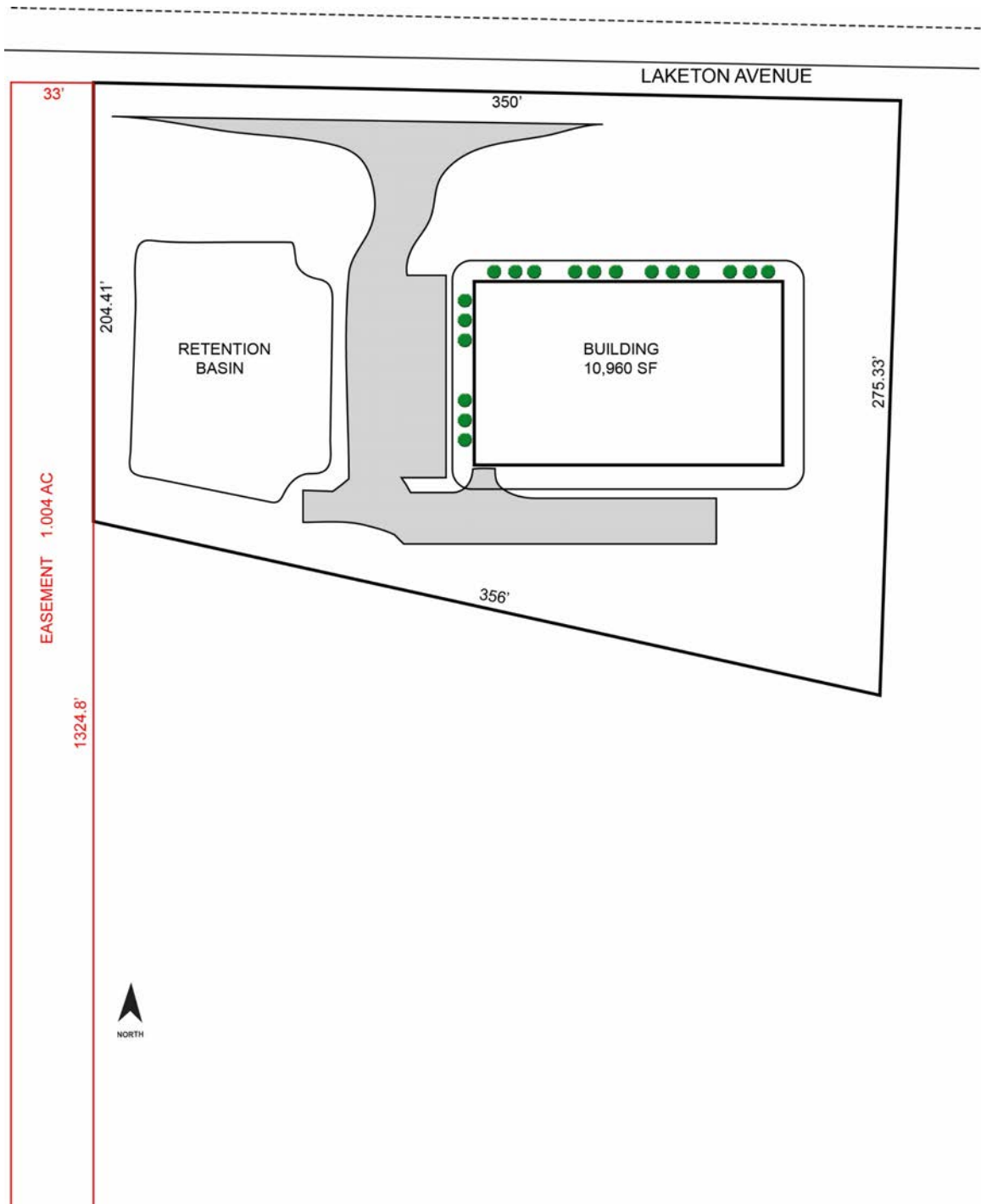
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Site Plan



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Aerial



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