

**WAREHOUSE & YARD - FOR LEASE**



**Highlights:**

- New Roof installed July 2024
- Fenced Yard
- Ceiling Height: 14'
- (3) OH Doors: 10' x 12'
- (1) OH Doors: 6' x 8'
- Power: 3-Phase/208V

**Summary:**

In demand warehouse with yard now available. The property is located West of I-95 and North of I-10 making this a central location. The property is ideal for any business seeking warehouse with yard near downtown with quick highway access.

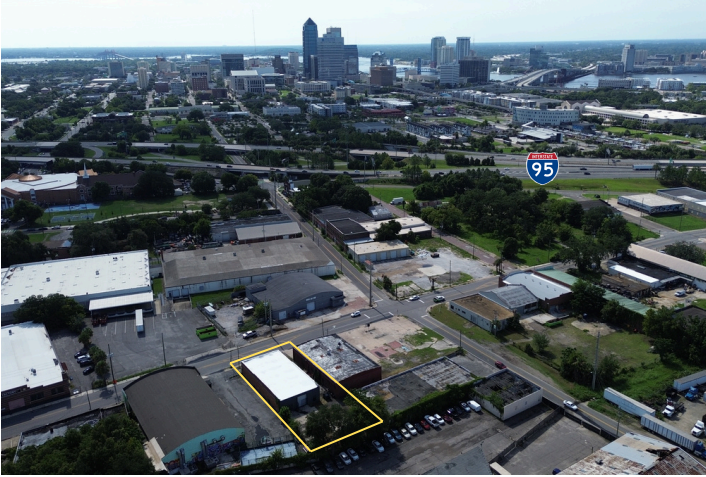
**Offering Summary:**

<b>Asking Price:</b>	\$12.00/SF (NNN)
<b>Estimated NNN's:</b>	\$1.75/SF
<b>Building Size:</b>	4,800 SF
<b>Lot Size:</b>	.51 AC
<b>Zoning:</b>	IL (Light Industrial)

KYLE@VANCAMPCOMMERCIAL.COM

# 526 Myrtle Ave. Property Photos

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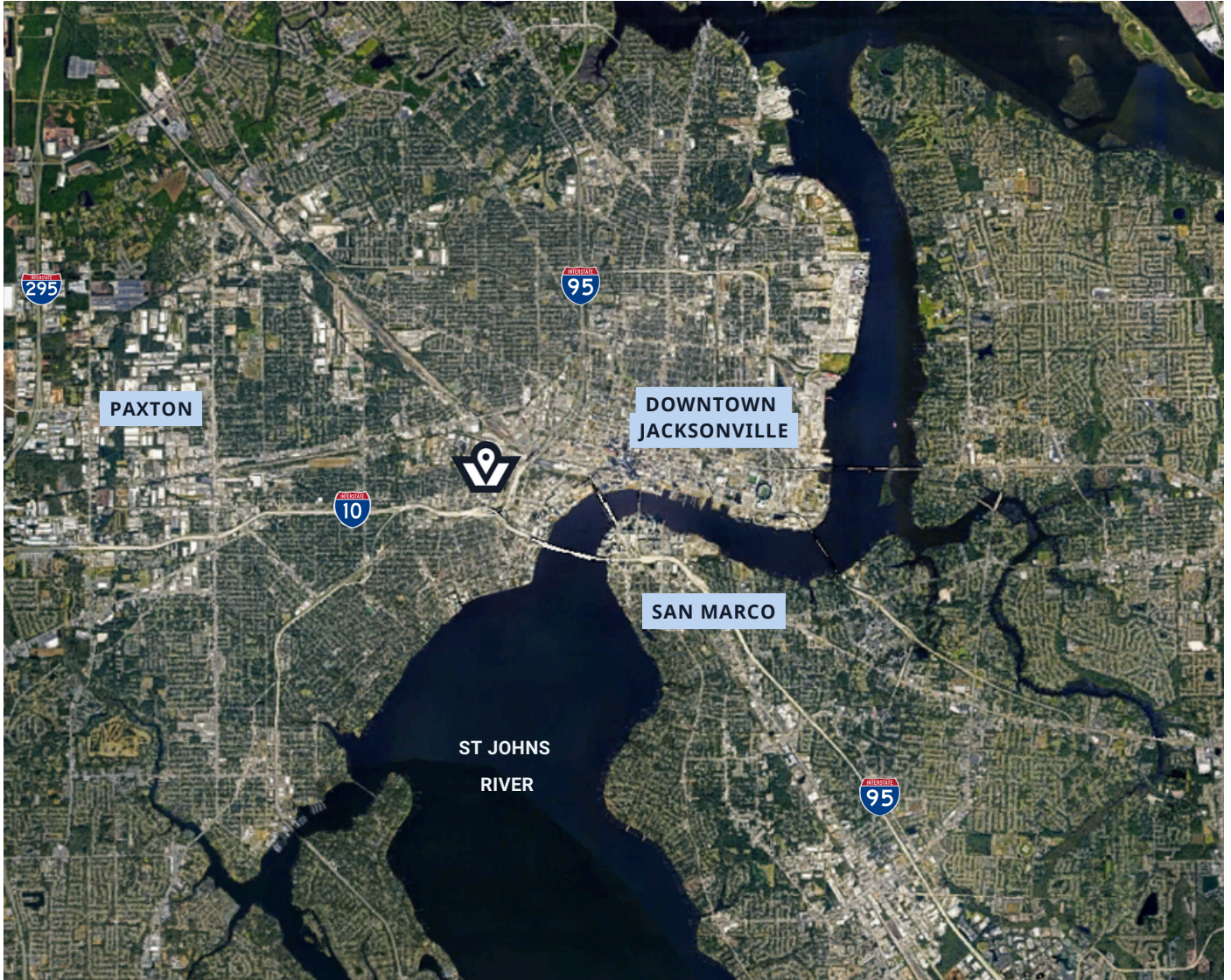


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# 526 Myrtle Ave.

## Property Map



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