## ±8,233 SQ. FT. INDUSTRIAL BUILDING FULL REFURBISHMENT UNDERWAY

325 N. SHEPARD ST

FOR SALE



## PROPERTY FEATURES

- ±8,233 Sq. Ft. Freestanding Industrial Building
- ±1,200 Sq. Ft. of Office Space
- ±17,104 Sq. Ft. Land Parcel
- Built in 2007 with Full Renovation Underway
- 800 Amps, 120/208 Volt Power (Verify)
- Two (2) Ground Level Doors
- 16' Warehouse Clearance
- 2:1,000 Parking Ratio
- Fire Sprinklered (.17/3,000 GPM)
- New Roof Included
- Convenient Access to the 91, 57 and 55
  Freeways



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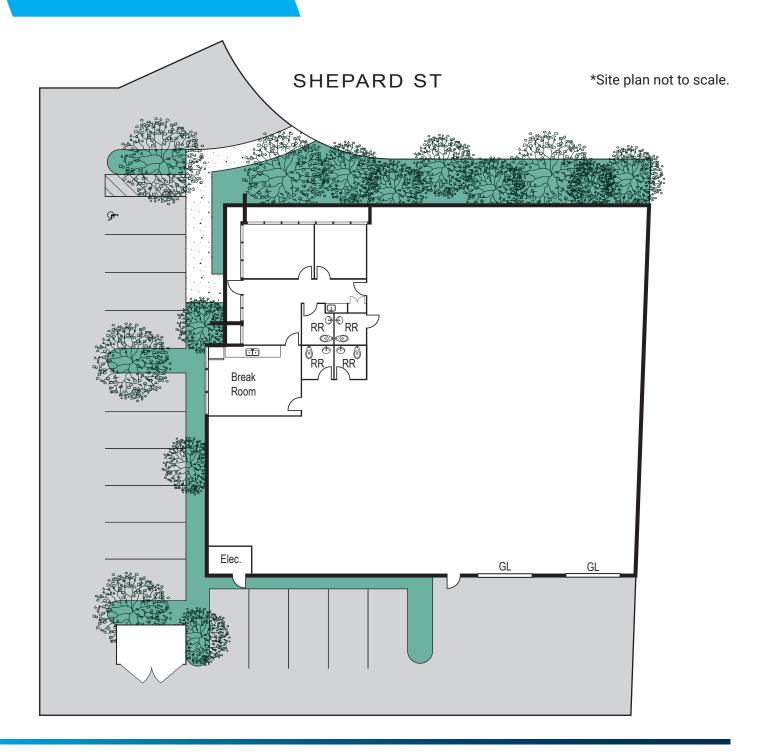
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