

**IOS / DEVELOPMENT SITE - FOR SALE**



**Highlights:**

- 600' of frontage on Philips Hwy
- (1) Drive-in: 11' x 9'
- (1) Drive-in: 20' x 18'
- (11) Drive-ins: 16' x 16'
- Clear height: 18' - 24'
- Power: 3-Phase/240v
- Security System
- Well water and septic

**Summary:**

In-demand IOS / Development site now available. The property is within close proximity to downtown with quick highway access. The property is located on Philips Hwy., just West of I-95 making the site an ideal, central location. This a great opportunity for an owner/user or developer.

**Offering Summary:**

<b>Asking Price:</b>	<b>\$6,500,000</b>
<b>Total Office Size:</b>	<b>2,520 SF</b>
<b>Total Warehouse Size:</b>	<b>15,174 SF</b>
<b>Total SF:</b>	<b>17,694 SF</b>
<b>Lot Size:</b>	<b>4.38 AC</b>
<b>Zoning:</b>	<b>IL (Light Industrial)</b>
<b>Taxes:</b>	<b>\$18,133.33/yr</b>

KYLE@VANCAMPCOMMERCIAL.COM



# 6268-6286 Philips Hwy.

## Property Photos

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# 6268-6286 Philips Hwy.

## Property Photos

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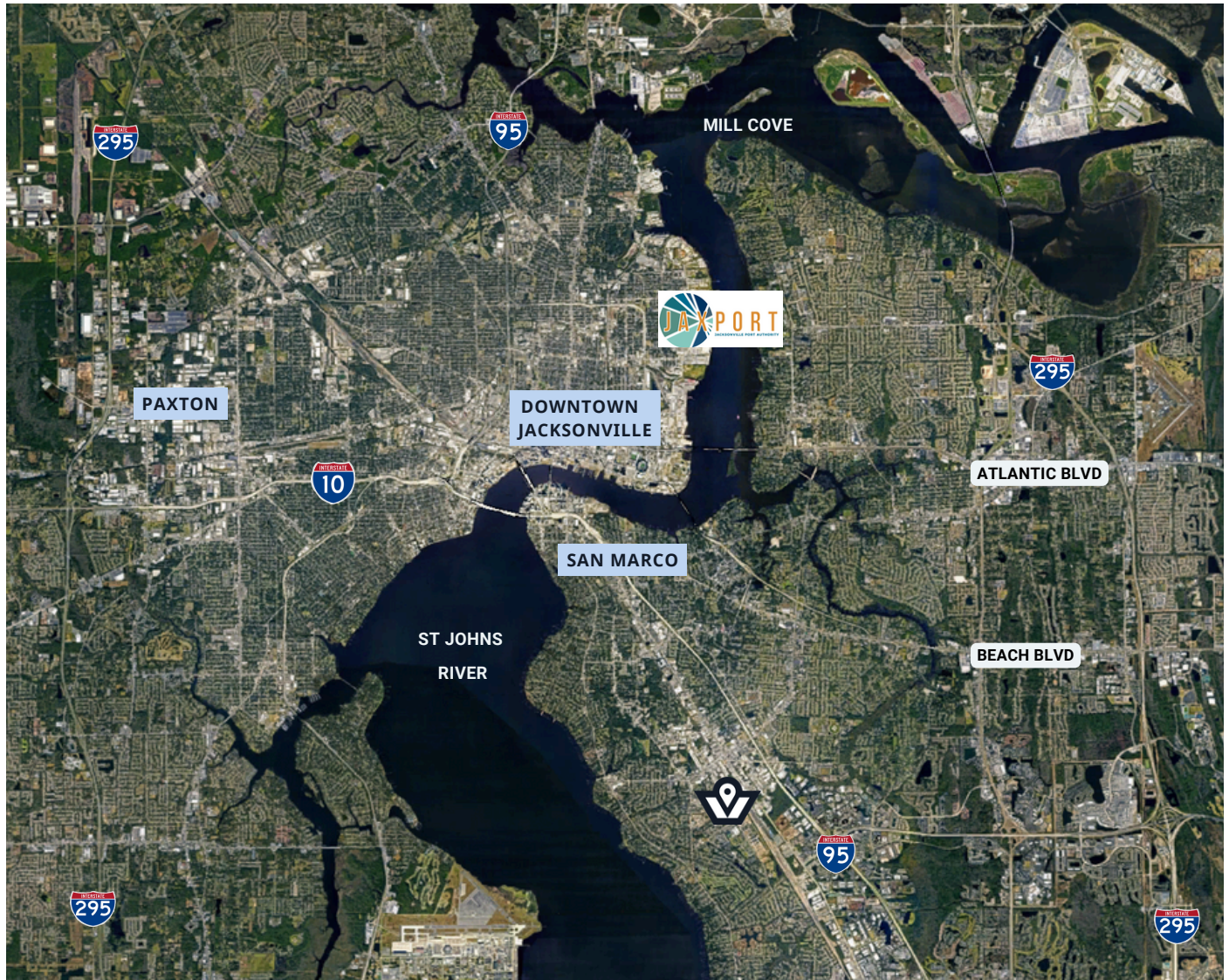


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# 6268-6286 Philips Hwy. Property Map



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