

**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

**Offering Summary:**

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

**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.

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# 6268-6286 Philips Hwy.

## Property Photos



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## Property Photos

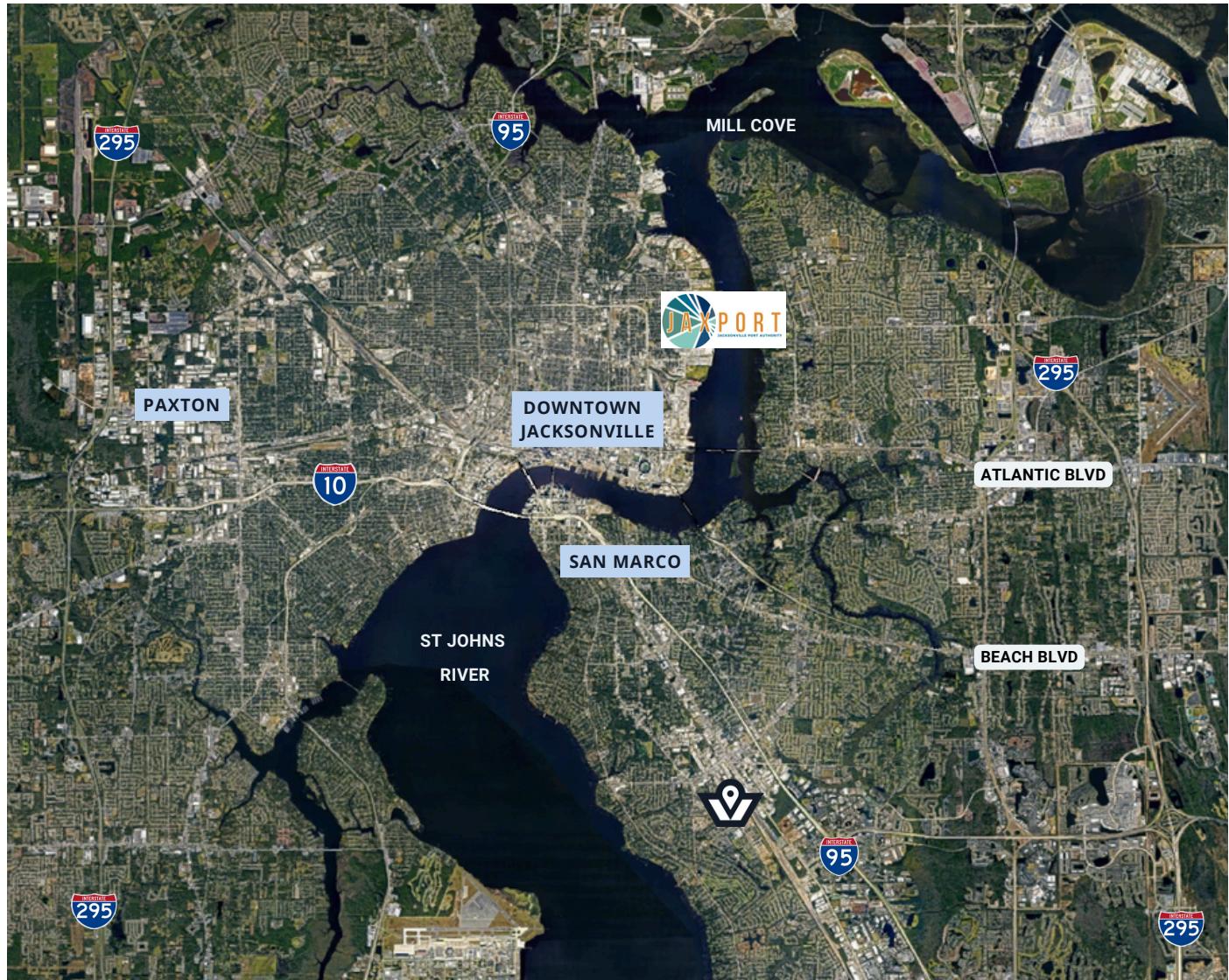


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## Property Map



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