



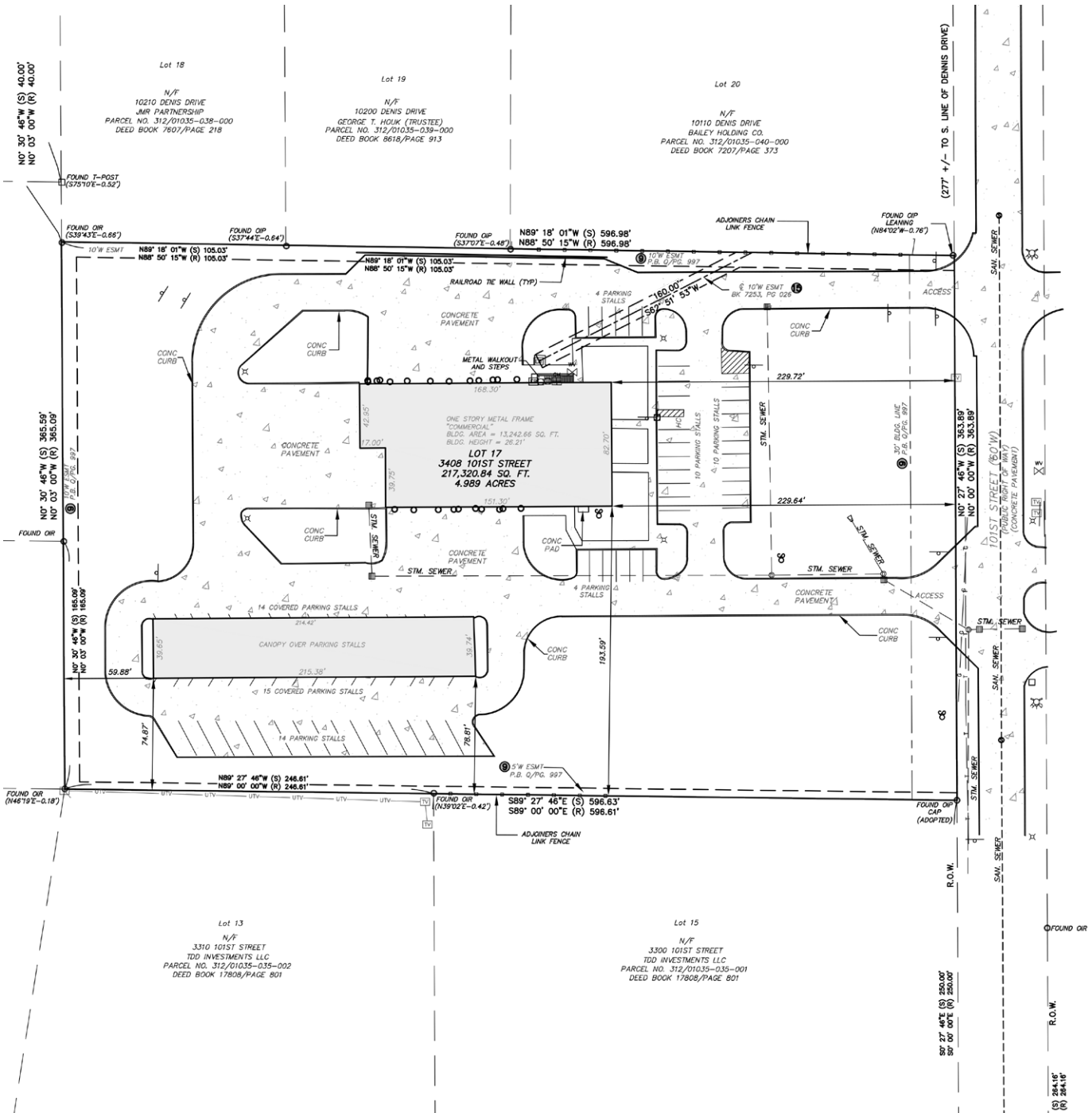
PROPERTY FEATURES:

- **For Sale: \$3,550,000**
- Building Size: 13,014 SF with 3,608 SF of that being office plus additional mezzanine space.
- There is an additional 8,640 SF of covered area
- Lot Size: 4.99 acres
- Zoning: M2
- Located 4 minutes from I-80/35
- Office Buildout: Large conference room, 1 office, reception area, two break rooms, three restrooms, bullpen area, and unfinished mezzanine space
- Warehouse Buildout: 8 overhead doors (12' x 14'), two truck service pits, two offices, truck wash (with two more additional overhead doors), & Reznor heat.
- Clear Height: 25' to the peak
- Total population in 2026:
1 mile 3,543 | 3 miles 61,072 | 5 miles 200,921
- Median Income in 2026:
1 mile \$101,591 | 3 miles \$95,110 | 5 miles \$93,088

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