

FOR SALE

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Presented By:
Kinetic Real Estate

1630 Lewis Brown Dr, Vallejo, CA 94589



PROPERTY DETAILS

1630 Lewis Brown Dr, Vallejo, CA 94589

Price: \$1,680,000

View the full listing here: <https://www.loopnet.com/Listing/1630-Lewis-Brown-Dr-Vallejo-CA/33126568/>



Price:	\$1,680,000
Property Type:	Industrial
Property Subtype:	Service
Building Class:	C
Sale Type:	Investment
Lot Size:	0.25 AC
Rentable Building Area:	9,690 SF
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Sale Conditions:	High Vacancy Property
No. Stories:	1
Year Built:	1982
Tenancy:	Single
Parking Ratio:	0.51/1,000 SF
Clear Ceiling Height:	22 FT
No. Drive In / Grade-Level Doors:	2

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Property Overview:

Opportunity to own this manufacturing and warehousing facility. Built with concrete-filled cinderblocks and rebar, metal siding, and roofing. 6,890 +/- sq ft first floor and 2,800 +/- sq ft second floor. 800 +/- sq ft showroom area. 400amp240volt 3phase service. Large office space, parts rooms, 2 restrooms,1 shower.

ALSO AVAILABLE FOR LEASING.

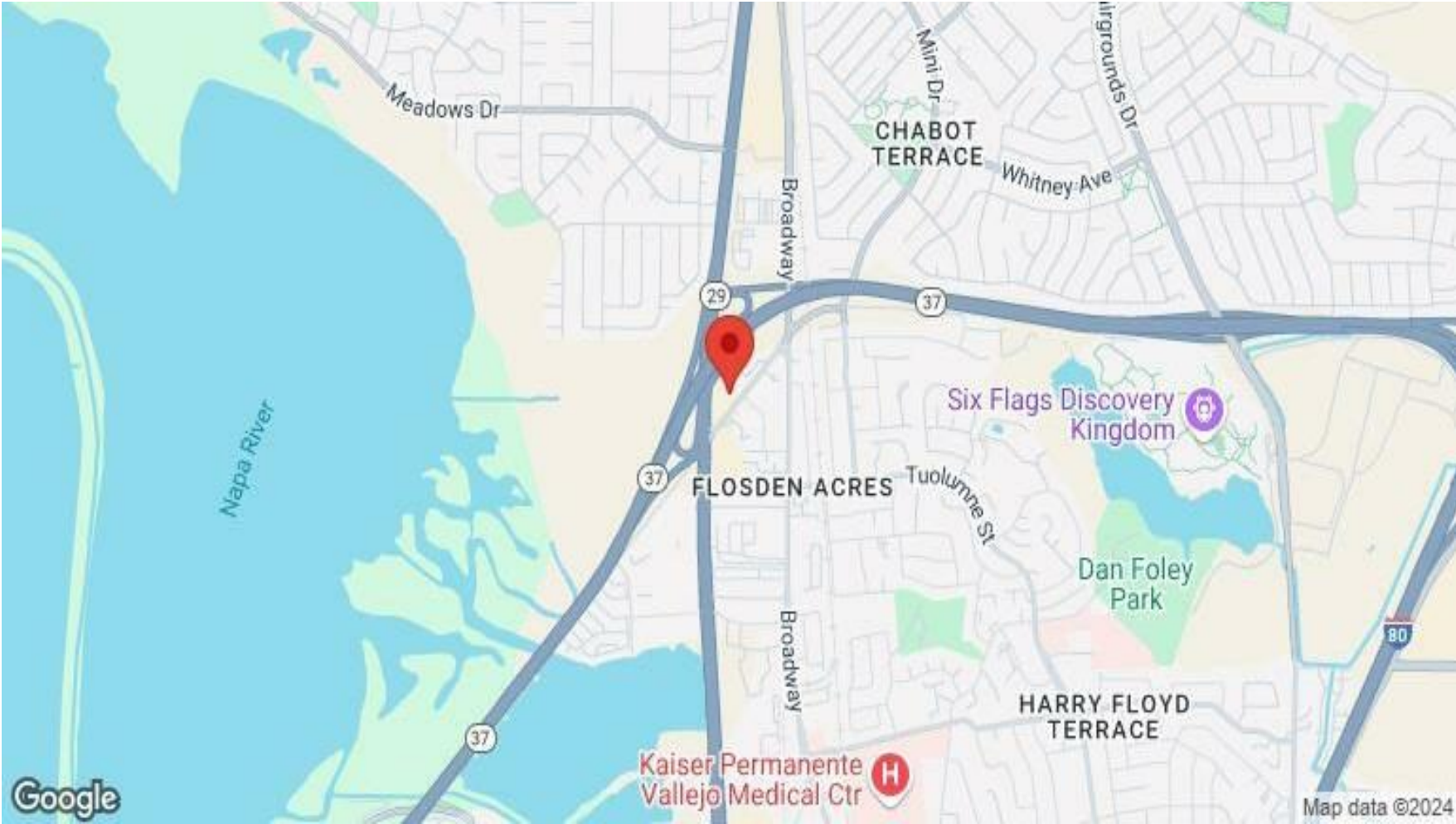
Highlights:

- ❑ **Spacious Industrial Facility:** 9,690 SF building with 6,890 SF on the first floor and 2,800 SF on the second floor, including an 800 SF showroom.
- ❑ **Versatile Space:** Ideal for manufacturing and warehousing with large office space, parts rooms, 2 restrooms, and 1 shower.
- ❑ **High Power Capacity:** Equipped with 400amp 240volt 3-phase service, making it suitable for various industrial operations.

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Location



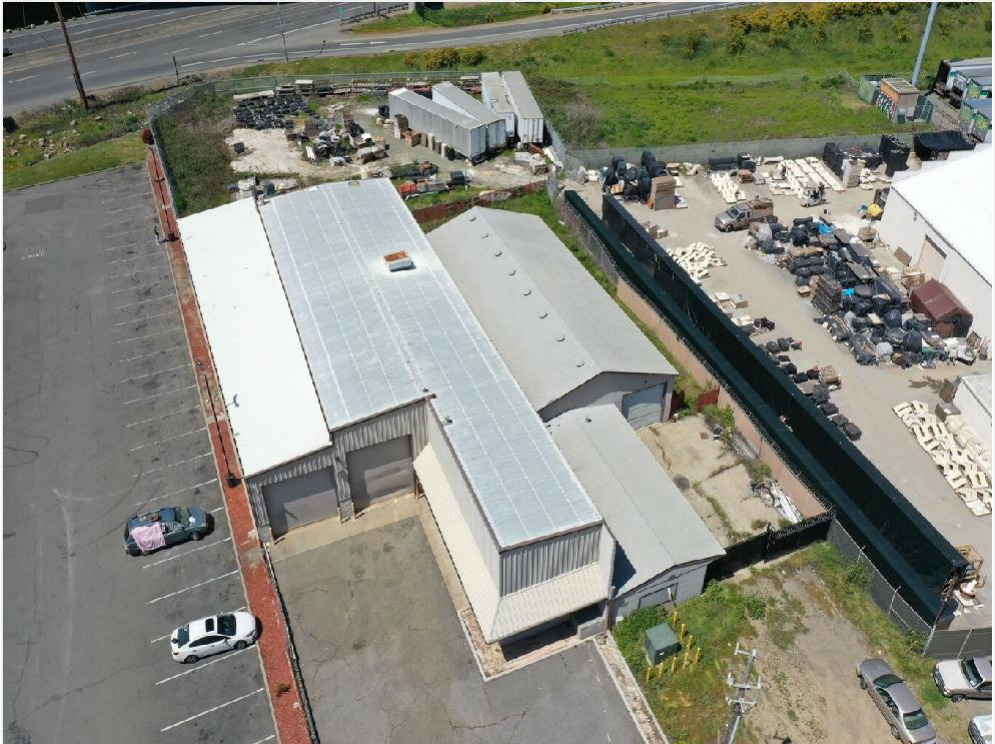
PROPERTY PHOTOS

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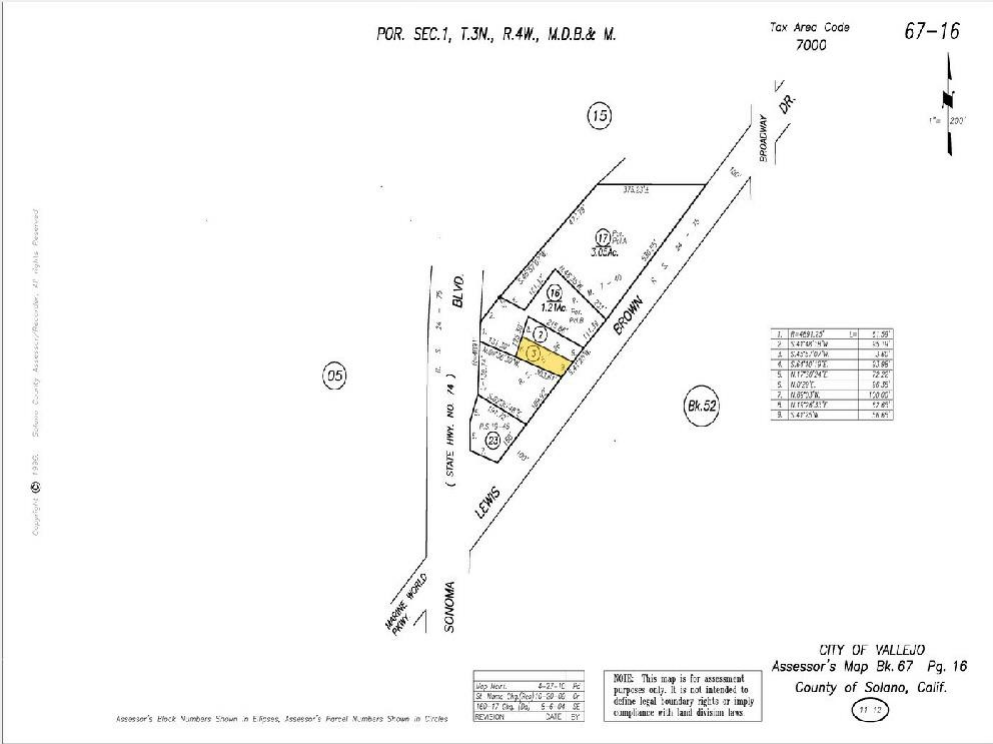
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