

**FOR SALE**



*User/Investor Opportunity!*

**ASKING PRICE: UPON REQUEST**

**PROPERTY DETAILS:**



<b>BUILDING SIZE:</b>	<b>+/- 10,000 SF</b>
<b>LOT SIZE:</b>	<b>+/- 0.75 ACRES</b>
<b>ZONING:</b>	<b>IND1</b>
<b>OFFICE SPACE:</b>	<b>+/- 5,500 SF</b>
<b>CEILING HT:</b>	<b>+/- 13' CLEAR</b>
<b>LOADING:</b>	<b>2 OH DRIVE IN DOORS</b>
<b>HEAT:</b>	<b>GAS</b>
<b>POWER:</b>	<b>AMPLE</b>
<b>PARKING:</b>	<b>25 SURFACE SPACES</b>
<b>RE TAXES (2023/24):</b>	<b>\$30,624.79 /YR</b>

**FREESTANDING  
INDUSTRIAL-FLEX BUILDING**

- THIS BUILDING IS FULLY RENOVATED AND IN IMMACULATE CONDITION WITH STATE-OF-THE-ART OFFICES, COLUMN-FREE SPACE IN EACH UNIT, A 4-YEAR OLD UPGRADED HEATING SYSTEM, A ROOF RECENTLY REDONE, AND EXCELLENT PARKING.
- THE BUILDING DIVIDES IN HALF WITH SEPARATE METERS AS FOLLOWS:
  - SUITE A (EASTSIDE)** IS AN OFFICE UNIT CURRENTLY LEASED OUT. THIS UNIT FEATURES (5) PRIVATE OFFICES, (1) PRIVATE OFFICE/SUITE, CONFERENCE ROOM, BULLPEN AREA, KITCHEN AND (3) BATH ROOMS.
  - SUITE B (WESTSIDE)** IS AN INDUSTRIAL UNIT CURRENTLY LEASED OUT ON A MONTH-TO-MONTH BASIS. THIS UNIT FEATURES 4,500SF WAREHOUSE WITH (1) 10'x10' DRIVE IN DOOR, 13' CLEAR HT, AND 500SF OFFICE SPACE WITH (2) OFFICES AND (2) BATHROOMS.

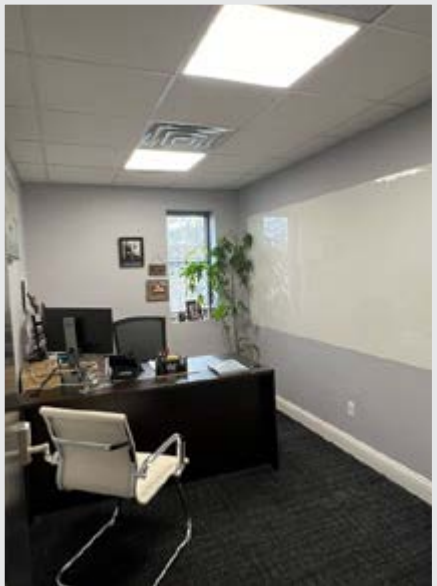
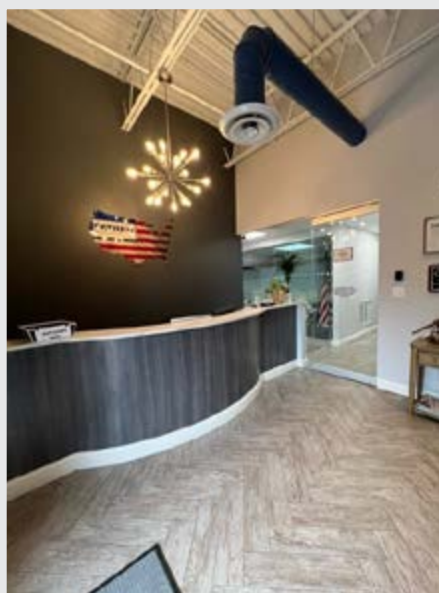
For further information or to arrange an inspection, please contact broker(s):

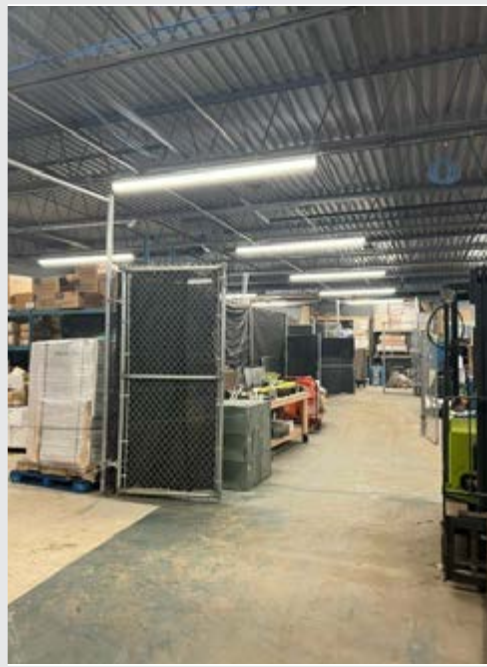
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SITE PLAN

