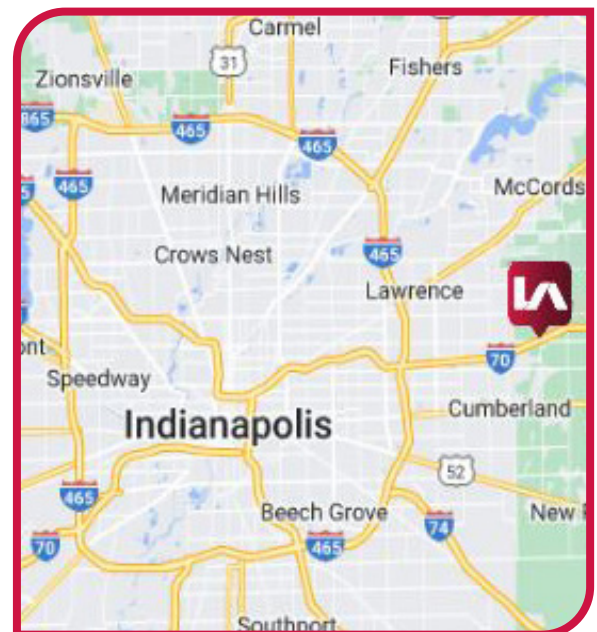


INDUSTRIAL/LAND PROPERTY FOR SALE 7015 WEST 350 NORTH



PROPERTY OVERVIEW

- Fourteen acres Zoned IBP adjacent to the Mount Comfort exit of I-70
- Located on the SW Corner of 700 W and 350 N with more than 600 feet of road frontage on each.
- Total Improvements on site of 14,790 in five structures:
 - Clear span Pole Barn of 4,860 square feet (54' X 90')
 - Clear span Garage of 616 square feet (22' X 28')
 - Additional Pole Barn of 1,296 square feet (36' X 36')
 - 1945 Barn with Ofc/Res attached 5,446 square feet
 - 1-1/2 story Single Fam Res of 2,572 square feet
- 700 W crosses over I-70 allowing secondary access to the Mt. Comfort interchange from the south as well as primary access from the north.
- Four way stop at the intersection allowing for ease of ingress and egress.



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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