



**FOR SALE**



**\$1,795,000**  
±\$149.58 PSF

~~**\$2,100,000**~~  
~~±\$175-PSF~~



**12,000± SF**  
Plus Approved Mezzanine with Forklift Access

**Features**

- Renovations include new siding, security fencing, flooring & restroom
- Secured yard
- Two 12' x 14' ground level doors
- 18' - 20' clear height
- 400 amp, 3 phase power
- Gas enabled property

This offering is a renovated single story industrial warehouse building situated on an approximate one-half acre parcel conveniently located just off State Street and highly visible along the frontage.

This renovated property benefits from being in the highly flexible M-1 (Limited Manufacturing) zone. There are an adequate number of offices in the front of the building, representing about 10% of the overall buildout.

445 E. Menlo is a well located, easy to maintain property with solid, successful local neighbors. Offered at a market low of <\$150 PSF, this property represents a great investment for most industrial users.



**Exclusively Marketed By:**



**Jerry Palmer**  
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*This communication has been prepared for real estate activities requiring a real estate license. The information provided has been obtained from sources deemed reliable; however, it has not been independently verified and is not guaranteed. Details, including but not limited to site plans, floor plans, tenant mix, pricing, and availability, are subject to change or withdrawal without prior notice.*

**PROPERTY PHOTOS**



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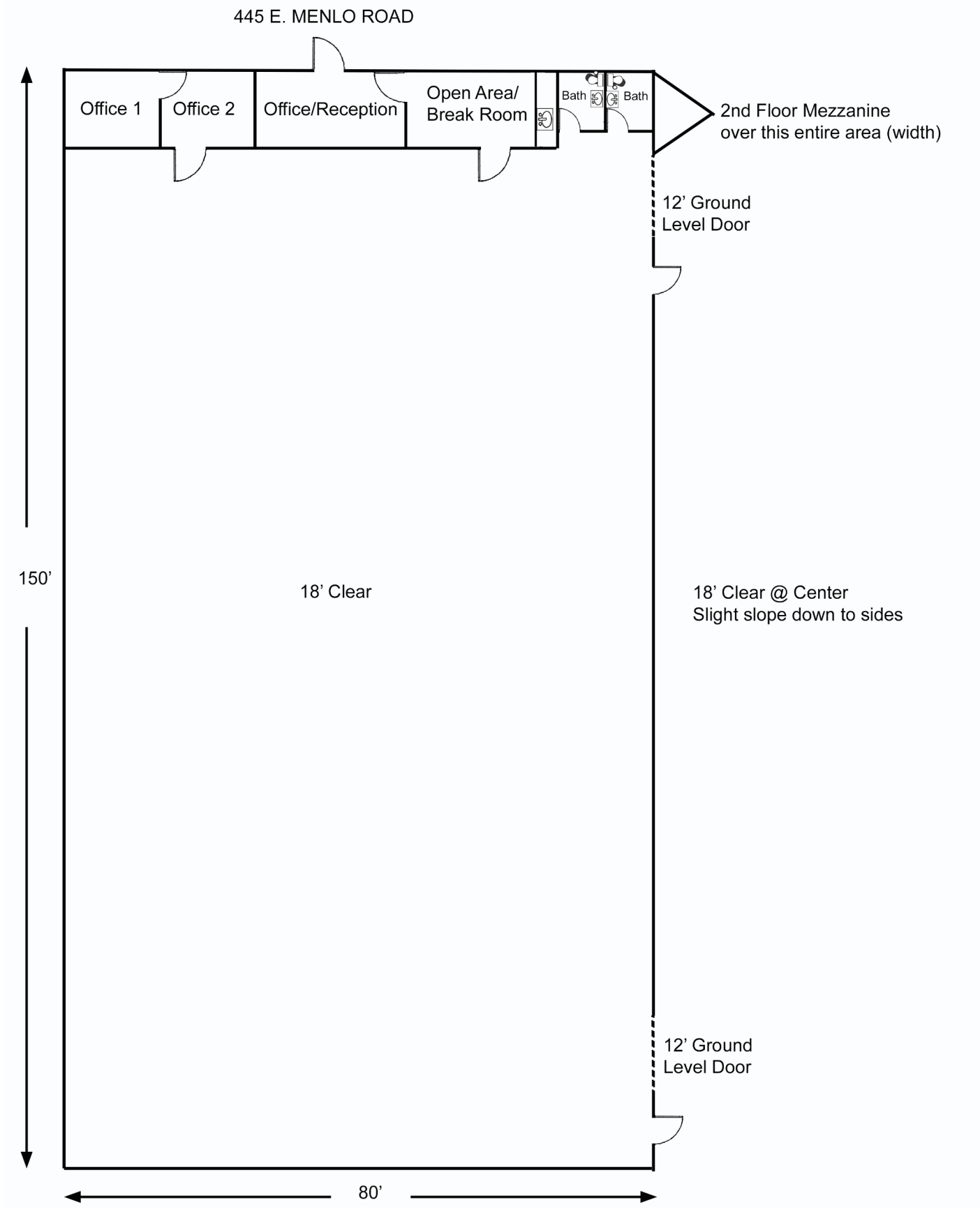
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