

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$297,500
Building Size:	3,000 SF
Building Occupancy:	Vacant
Lot Size:	0.21 Acres
Number of Units:	1
Price / SF:	\$99.17
Year Built:	1979
Zoning:	CG

### PROPERTY OVERVIEW

Functional 3,000 SF industrial building formerly operated as a machine shop, ideal for light manufacturing, fabrication, service, or owner-user operations. The property features two private offices, one restroom, and a dedicated parts storage room, with the balance of the building configured as open warehouse space split into two functional bays. The warehouse is serviced by one 10' x 10' overhead door and one 12' x 14' overhead door, allowing for efficient equipment access and material flow. Situated on a 0.21-acre lot, the site includes a small fenced yard suitable for outdoor storage or staging. Flexible layout, efficient footprint, and practical industrial functionality throughout.

### PROPERTY HIGHLIGHTS

- 3,000 SF industrial facility formerly utilized as a machine shop, well suited for light manufacturing, fabrication, or owner-user operations
- Efficient interior layout featuring two offices, one restroom, parts storage, and open warehouse space divided into two functional bays
- Excellent access and functionality with (1) 10' x 10' overhead door and (1) 12' x 14' overhead door
- 0.21-acre site with a small fenced yard providing outdoor storage or staging capability

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## ADDITIONAL PHOTOS



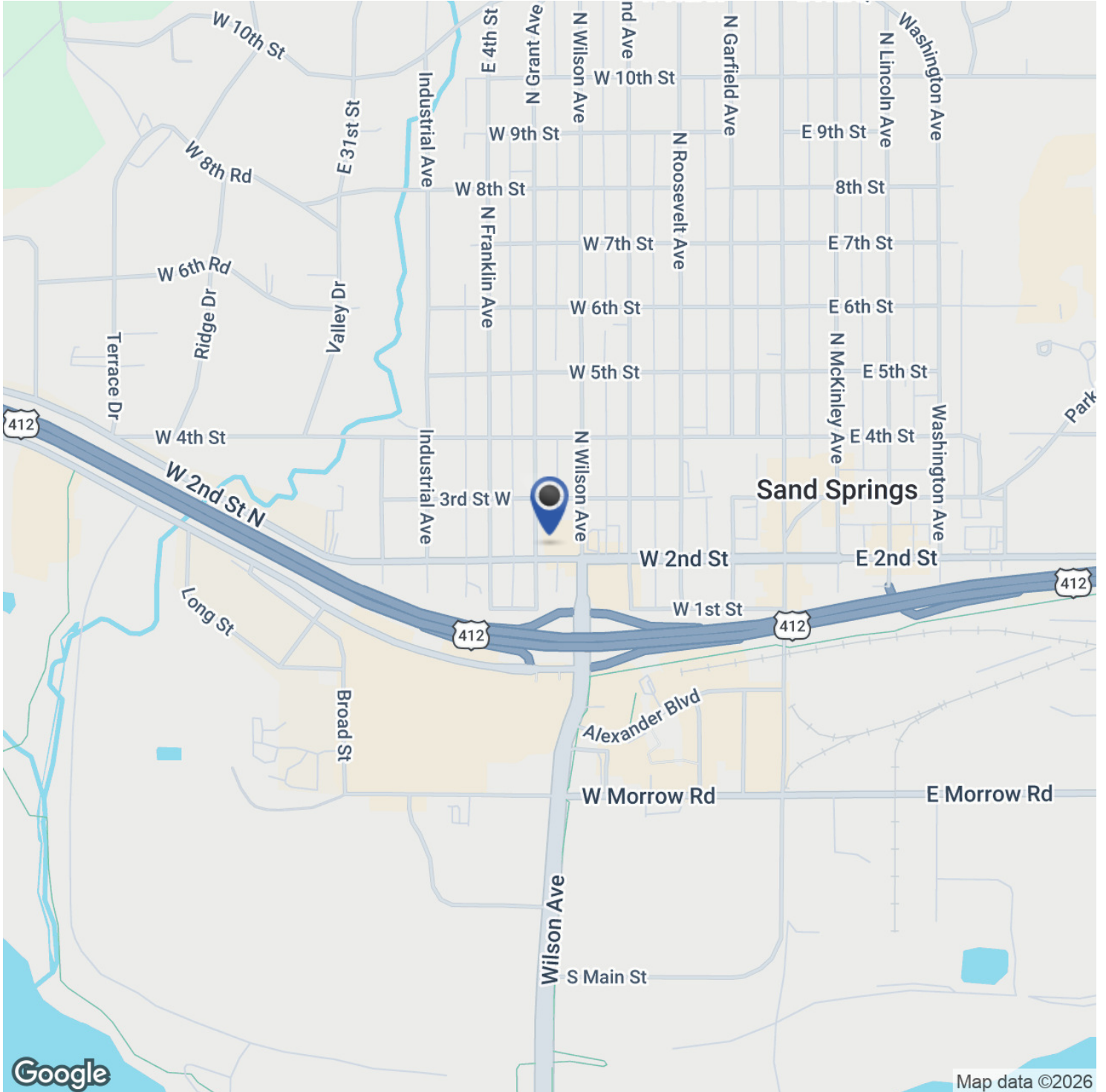
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## RETAILER MAP



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## LOCATION MAP



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