

Large Detached Pole Building | Garage & Workshop Features

Building Overview

- Substantial steel pole building offering approximately 2,900+ sq ft of versatile space
- Positioned directly behind the primary commercial building for seamless access
- Ideal for automotive enthusiasts, contractors, hobbyists, or additional business operations
- Designed for both functionality and flexibility with adaptable interior layout

Garage & Access Features

- 4+ bay garage configuration with multiple overhead doors for versatile use
- Overhead door sizes include:
 - (2) 9' x 7' doors
 - (1) 10' x 12' door (ideal for larger vehicles, equipment, or RV access)
 - (1) 8' x 10' door
 - (1) 6' x 7' door
- Multiple entry and exit points for efficient workflow and accessibility

Interior & Functional Layout

- Open-span design with flexible workspace configuration
- Separate divided areas/rooms that can be reconfigured or used for storage, workshop space, or specialized operations
- Floor drains in place for functionality and ease of maintenance
- Multiple windows providing natural light throughout

Utilities & Systems

- Updated electrical service (approx. 60 AMP noted)
- Heated and air-conditioned for year-round usability
- Propane system with owned tank
- Utilities positioned for efficient operation

Parking & Exterior Access | Ideal Use Cases

- Blacktop paved parking area surrounding the building
- Easy access for vehicles, equipment, and deliveries
- Layout supports high usability for both personal and business use
- Car collector or automotive enthusiast garage
- Contractor headquarters or workshop
- Equipment storage and maintenance facility
- Small business expansion space
- Hobby or recreational workspace- Rare combination of size, access, and flexibility within a mixed-use property - Complements both the commercial and residential components, enhancing overall utility and value

