



SIMIEN PROPERTIES

CHELSEA MOSER

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\$2,750,000



simienteam.com



9142 SCRANTON ST.
SOUTH HWY. 35

CLEAR CEILING HEIGHT: 25 FT.
PARKING RATIO: 1/1,000 SF

Versatile space, serving as an auto parts shop, bar, car lot, several warehouses, and features vacant land utilized for a pallet business. There are five vacant units awaiting tenants. The auto parts shop, included in the property sale, generates an average monthly revenue of \$50,000. This combination of established rentals and business income positions the property as a compelling investment opportunity.

- PROPERTY TYPE: INDUSTRIAL
- PROPERTY SUBTYPE: WAREHOUSE
- BUILDING CLASS: C
- SALE TYPE: INVESTMENT OR OWNER USER
- LOT SIZE: 0.97 AC
- RENTABLE BUILDING AREA: 18,012 SQFT.
- NUMBER OF STORIES: 1
- YEAR BUILT: 1960
- NO. DRIVE IN/GRADE-LEVEL DOORS: 2
- APN/PARCEL ID: 0630330270001