

INDUSTRIAL PROPERTY FOR SALE / LEASE

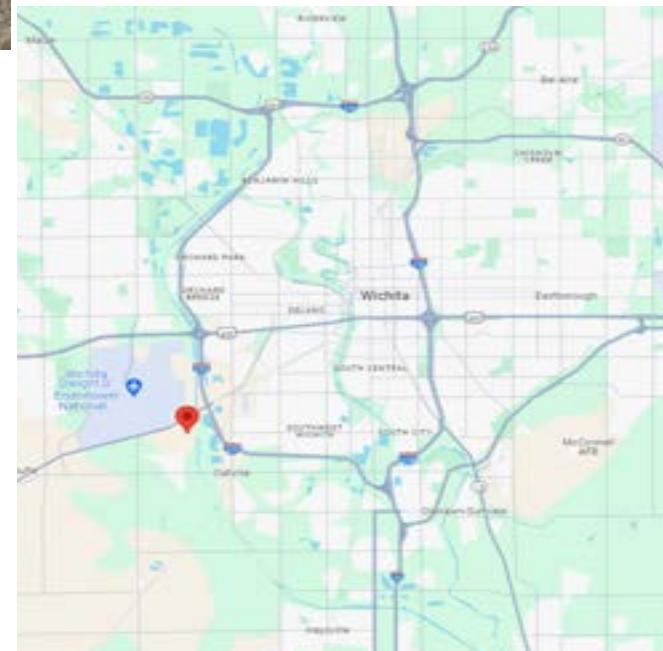


OFFERING SUMMARY

Sale Price:	\$1,800,000
Available SF:	53,904 SF
Lot Size:	4.43 Acres
Building Size:	53,904 SF

PROPERTY DETAILS

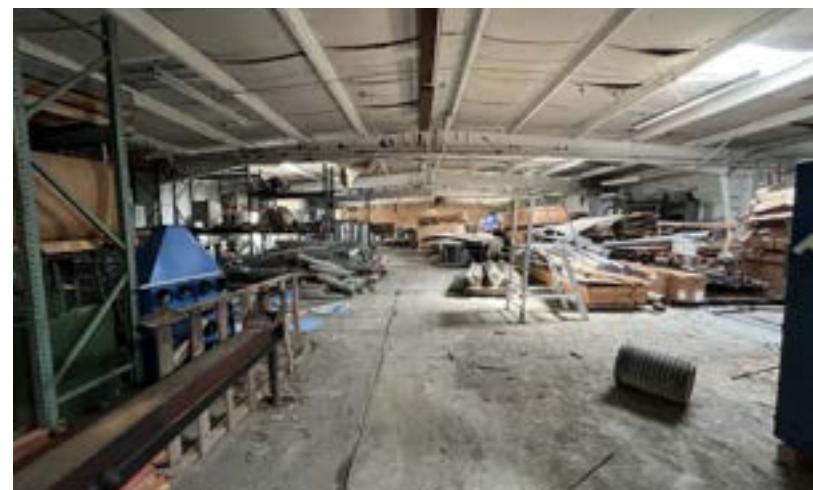
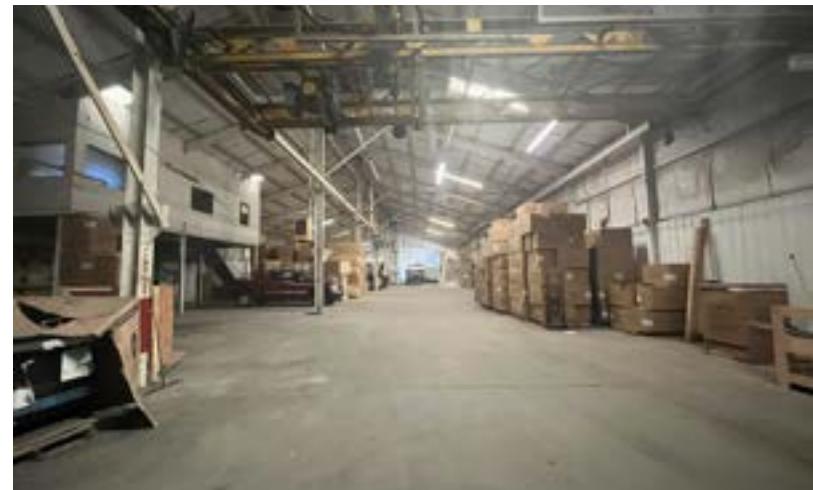
- 2 Acre Storage Yard
- Multiple Overhead Door
- Overhead Crane
- Multiple 3 Phase Panels
- 6,702 SF Enclosed Office Space
- Heated Warehouse Space
- Taxes: \$22,307.75 (2023)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	588	11,847	53,624
Total Population	1,733	28,340	119,451
Average HH Income	\$81,610	\$55,802	\$54,102

Roc Cyphert
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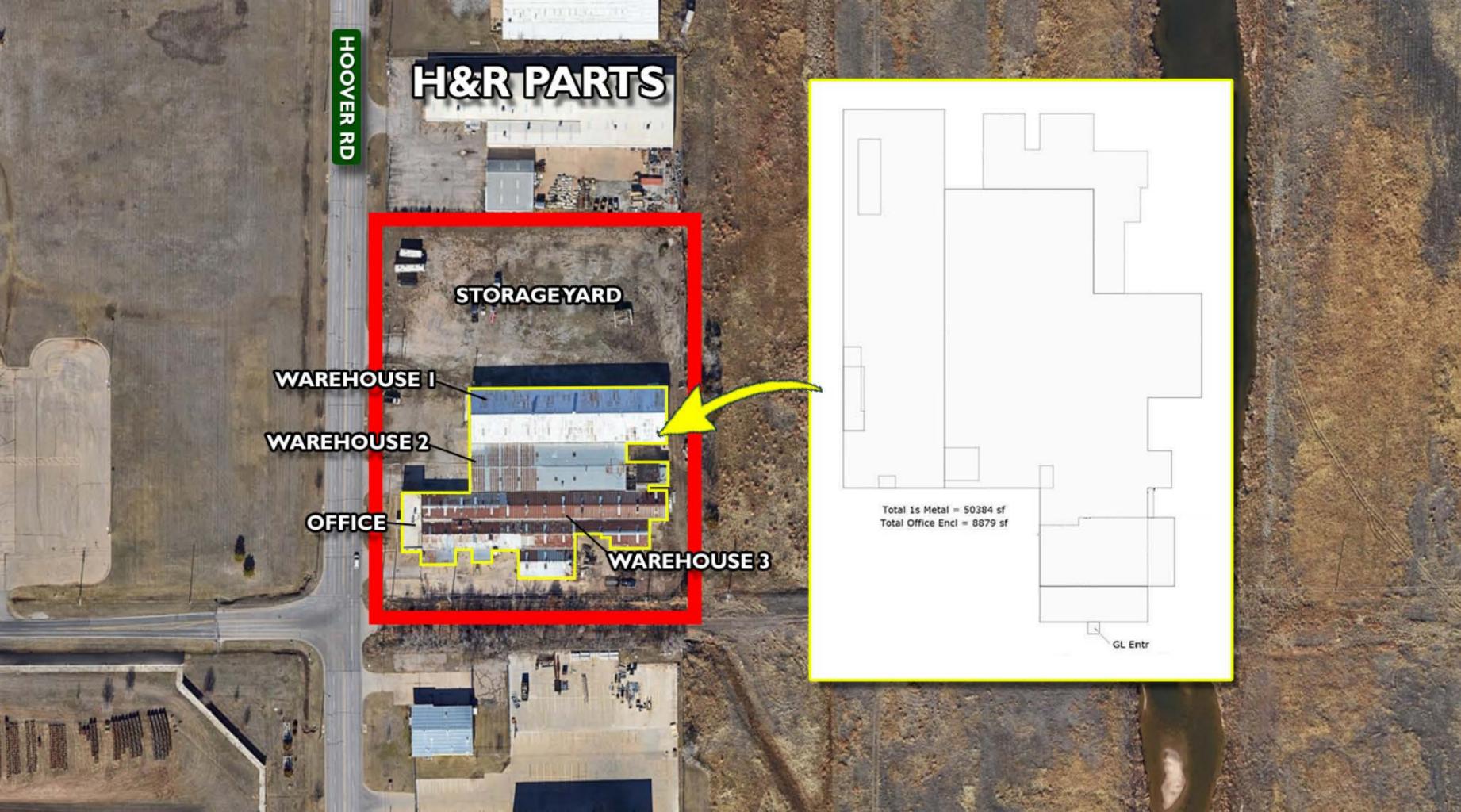
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HOOVER RD



H&R PARTS

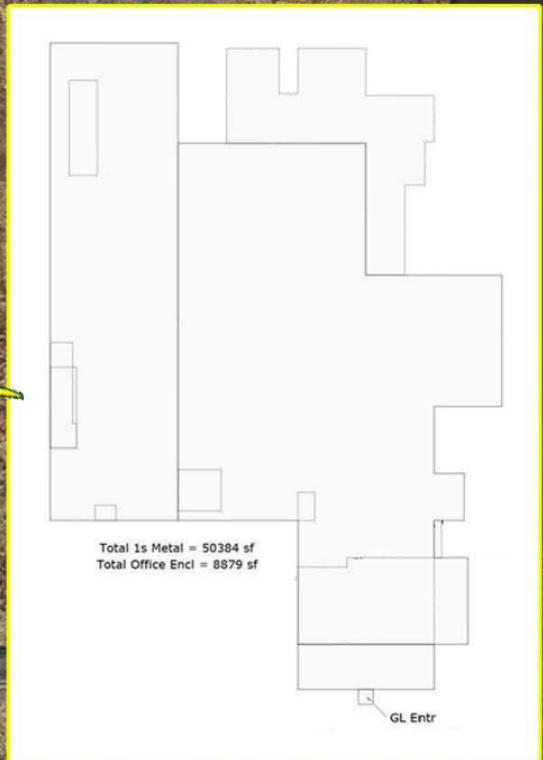
STORAGEYARD

WAREHOUSE 1

WAREHOUSE 2

OFFICE

WAREHOUSE 3





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