

## **JAY HAGGLUND**

Executive Managing Director +1 510 267 6011 jay.hagglund@cushwake.com LIC #00888011

## **JACKSON HAGGLUND**

Senior Associate +1 925 978 3142 jackson.hagglund@cushwake.com LIC #02138597

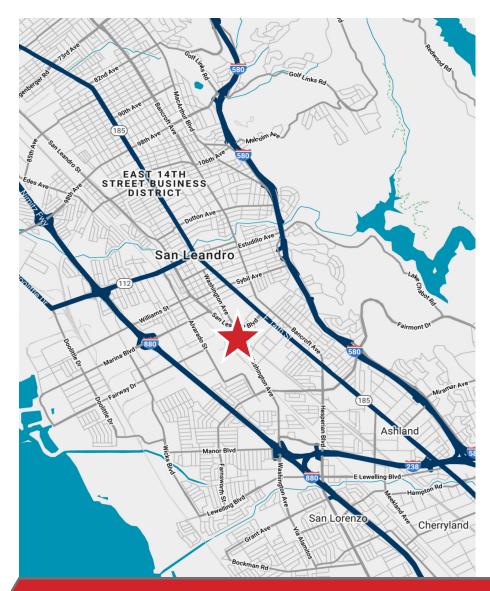


# **PROPERTY HIGHLIGHTS**

- \* ± 19,965 SF Building Located on ± 58,285 SF of Land
- » ± 2,400 SF Office Area
  - \* Two Bathrooms
  - \* ± 600 SF Kitchen
  - \* HVAC in Office
- » Fully Fenced Site
- » Bow Truss Roof and No Columns
- » Clear Height 16' Minimum
- » Three (3) Double-Wide Docks (18W X 10H)
- » Three (3) Roll-Up Doors (18W X 12H & two 10W X 12H)
- » Six (6) Trailer Positions
- » Secure Off-Street Parking
- » Zoning: CC (AV)

#### Click for Link to Zoning

- » Parcel Numbers: 770-1228-1-2 & 770-1228-2-2
- » Traffic Count @ Washington/143rd: 18,671 VPD (Northbound & Southbound Combined)



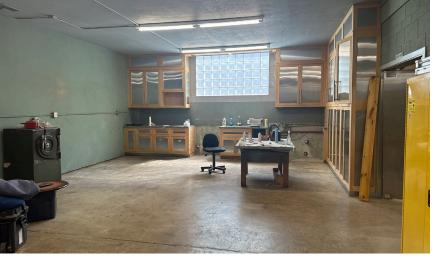
SALE PRICE: <del>\$6,485,700 (\$325 PSF)</del> \$5,889,675 (\$295 PSF)











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