

FOR SALE +/- 24,673 INDUSTRIAL WAREHOUSE

PROPERTY HIGHLIGHTS

BUILDING SIZE: +/- 24,673 SF
LOT SIZE: +/- 1 ACRE
OFFICE SPACE: +/- 15%
CEILING HEIGHT: 14'5" CLEAR
OIL HEAT: 171, 175, 177
DRIVE-IN DOORS: 6
PORTABLE LOADING DOCK: 1
ZONING: L-1(Light IND/Manufacturing)
POWER: 1200+ AMPS (Total Building)

3 Separately Metered Units Remain

171 Allen Blvd- 4,386 SF 1 Drive In
LEASED-173 Allen Blvd- 8,200 SF
175 Allen Blvd- 5,040 SF 1 Drive In
177 Allen Blvd- 7,047 SF 2 Drive In
1 Portable Loading Dock



171
+/- 4,386 SF
40% Office
FULL HVAC
**Month to
Month**

173
+/- 8,200 SF
LEASED

175
+/- 5,040 SF
VACANT

#177
+/- 7,047 SF
VACANT

Portable
Loading
Dock

**** Green Arrow Indicates Drive In Door ****

FOR MORE INFORMATION OR TO SCHEDULE A TOUR OF THE PROPERTY, PLEASE CONTACT EXCLUSIVE BROKERS:

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