7/627/DAHLIA





NEW OWNERSHIP WILL BE COMPLETING THE FOLLOWING PROPERTY IMPROVEMENTS

YARD

- Repaving of the parking lot and entrances
- Regrading the yard and adding additional recycled asphalt
- Adding lighting throughout the yard
- Adding front entry rolling gates

SHOP

- Repair roof
- Demo demising walls (nonstructural)
- Paint columns yellow
- Replace/repair ceiling/wall insulation
- Install LED lights throughout warehouse

OFFICE

- Repaint walls and doors (interior only)
- Bathroom Refreshes





Available January 1, 2025

| Total RSF | 14,980 SF |
|--------------|-----------------------------------------------|
| Office SF | ±5,500 SF |
| Site Size | ±6.06 Acres |
| Loading | (11) Grade Level Doors (5) Drive-thru Bays |
| Clear Height | 16'-18' |
| Zoning | I-2 (Unincorporated Adams County) |
| Yard | Fenced, Gated, & Lit |
| Sprinklers | None |
| Mill Levy | 85.279 |
| 2024 Taxes | \$42,679.16 |
| | |

Call Broker for Pricing



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CONTACT

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