

Ownership reviewing all submitted offers



Property Facts

- Asking Price: \$449,900
- Site Size: 10 Acres (435,600 SF)
- Improvements: ±80,000 SF (Steel + Greenhouses)
- Zoning: Commercial / Industrial
- Year Built: 1992
- Price/Acre: \$44,990
- Price/SF (Land): \$1.03

Investment Highlights

- Utilities Onsite: electric, rural water, propane, septic.
- Two steel warehouses: 60×100×14 and 30×125×14 with 5 OHDs.
- Former greenhouse/landscaping campus; infrastructure in place.
- Redevelopment paths: light industrial, storage/RV, AgriTech.
- Easy access off Hwy 2; minutes to Vinita and I-44 corridor.
- Institutional Seller (REIT): Submit All Offers.

