

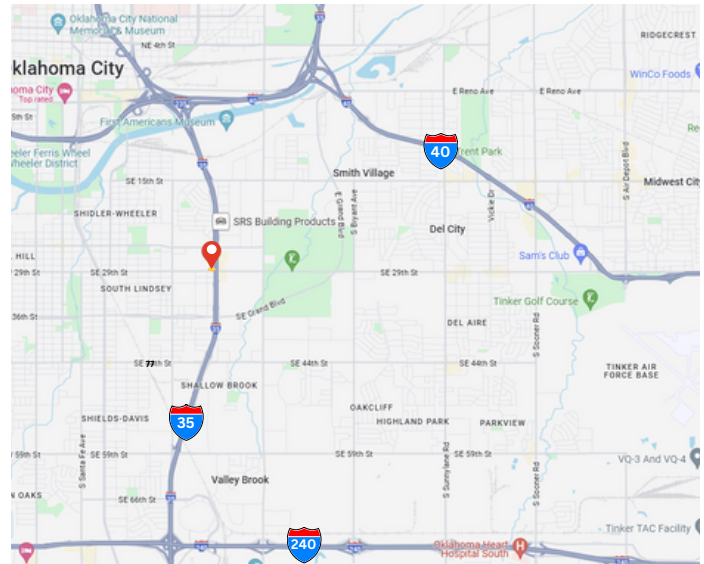
PROPERTY OVERVIEW

Available November 1, 2024 - Discover an unparalleled opportunity with this expansive 24,916sqft industrial space that includes 18' ceiling heights, 3 drive-in doors & 8 overhead doors to streamline logistics and operations. A functional and well-designed interior layout has 18 partitioned offices to support various business needs. Perfectly positioned for maximum visibility and accessibility, located on a prime hard corner lot, this property boasts 400' of prime frontage on I-35 and 200' on SE 29th St., ensuring high-traffic exposure and easy access.

PROPERTY HIGHLIGHTS

- 24,916sqft of Industrial Space
- Hard-Corner lot with substantial frontage
- 18' Ceiling Height at peak
- 8 Overhead Doors 14' with doc dressings
- (2) 14' & (1) 12' Drive-In OH Doors
- HVAC System (in office) & heated warehouse
- 18 Partitioned Offices + on-site kitchen separated from warehouse with a cinder block wall
- Equipped with Sprinkler & Security System

24,916 SQFT | ZONED: I-2



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