



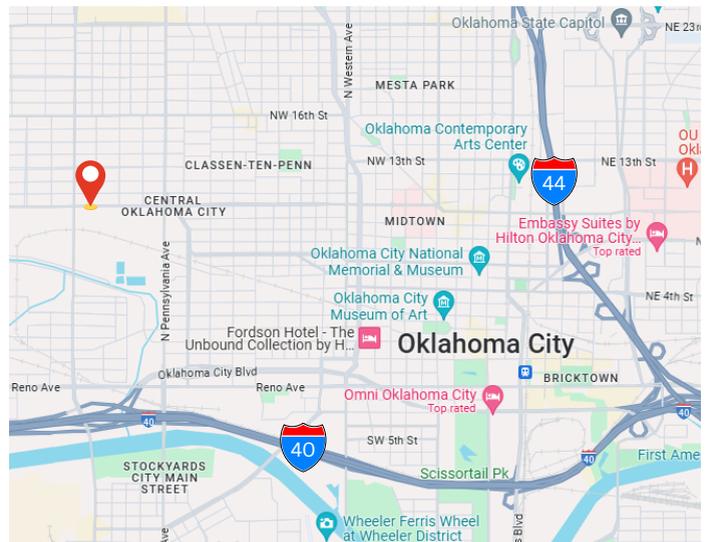
## OVERVIEW

Prime neighborhood auto shop nestled in a bustling locale, features two light industrial shell buildings, constructed in 2001. The property spans across a 0.76-acre corner lot. The first building boasts an expansive 3,200 square feet, while the second offers 2,250 square feet of versatile space. Positioned strategically with close proximity to major thoroughfares I-40 and I-44.

## INVESTOR HIGHLIGHTS

- 2 buildings built in 2001
- Light Industrial Shell Buildings - 3,200sqft & 2,250sqft
- 0.76 Acre Corner Lot
- Tenants may stay with long term lease
- Close proximity to I-40 & I-44

**5,850 SQFT | ZONED: SPUD 1230 & C-3**



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