

OWNER-USER WITH INCOME OPPORTUNITY FOR SALE

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ABOUT THE PROPERTY

Property Description	Multi-Tenant Industrial Space For Sale	
Location	11200 N 21st Ave & 2101/2115 W Shangri-La Rd	
Parcel	149-08-069A, 149-08-069B and 149-08-069C	
Total SF		±17,017 SF
Available for Owner-User		±11,413 SF
Lot Size		0.92 Acres
Street Frontage	Shangri-La Road & 21st Avenue	
Zoning		I-1
Power	11200 N 21st Ave: 2101 W Shangri-La: 2115 W Shangri-La:	3 Phase, 400 A, 240 V 3 Phase 200 A, 240 V 3 Phase 200 A, 120/208 V
Parking Ratio		1/1,000
Yard		Fenced & Secured
Doors		Front Loaded, Grade Level
SALE PRICE		\$4,112,400.00

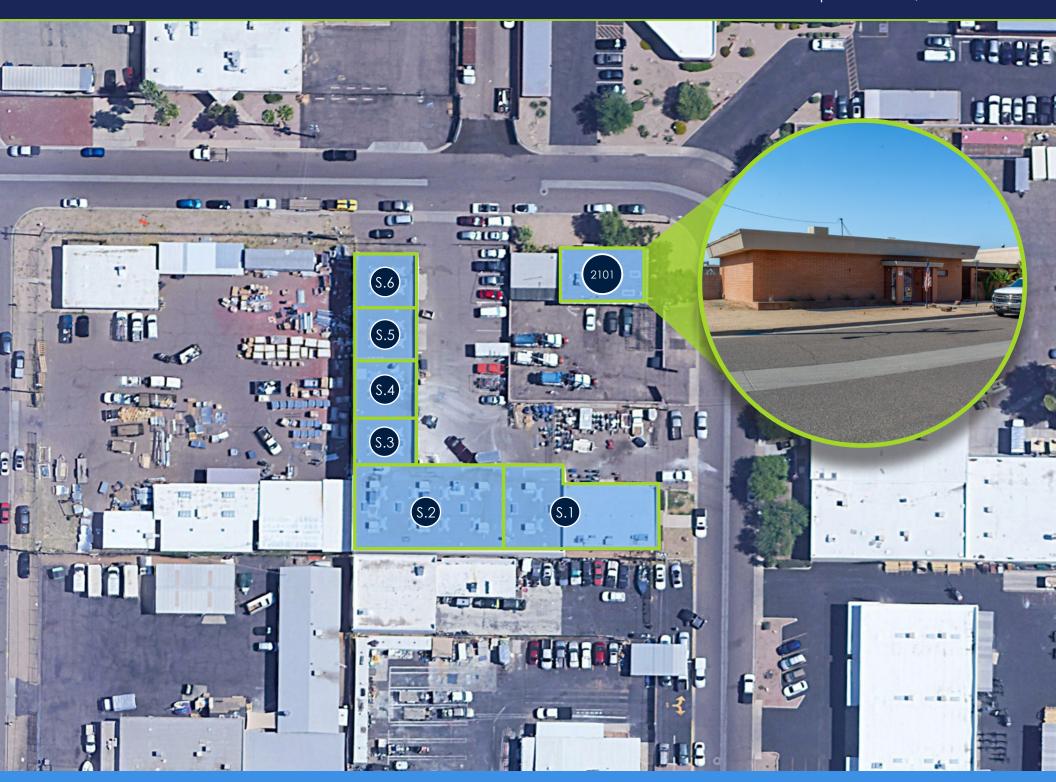


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INDUSTRIAL OWNER-USER WITH INCOME OPPORTUNITY | FOR SALE









