

FOR SALE

INDUSTRIAL OWNER/USER OPPORTUNITY

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Highlights



Total ± 54,842 SF warehouse (3 buildings)
± 6,000 SF office/showroom



Built in 1971 with extensive upgrades in 2016



Land size ± 4.05 AC / ± 176,418 SF



Signage and branding opportunity



22' - 23' clear height in main warehouse



Estimated power 800 amps at 3phase 480V



9 grade doors



Open-face crane bay building with crane ready runway system for overhead bridge cranes for efficient heavy material storage and loading



± 40 on-site surface stalls



Located in an Enterprise Zone



Zoning IG2 - General Industrial 2



Please contact broker for pricing guidance





Excellent Access



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