

Rare Owner User or Investment Opportunity with Heavy Power and Parking in the Bayshore

Sale Price: \$7,000,000.00

Two (2) story, industrial/manufacturing condos totaling ±26,000 SF

Large fenced yard/parking area with additional on-site parking

Corner location with three (3) street frontages

Two (2) 1000 AMP, 3-Phase electrical services (buyer to verify)

Two (2) drive-in loading doors; fully sprinklered

ADA passenger elevator

Delivery options at the COE (1) 100% leased (2) 50% leased (3) fully vacant



For more information contact

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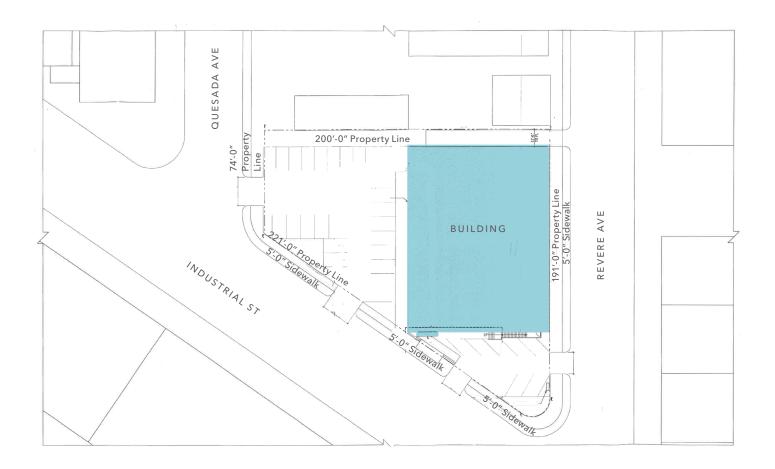
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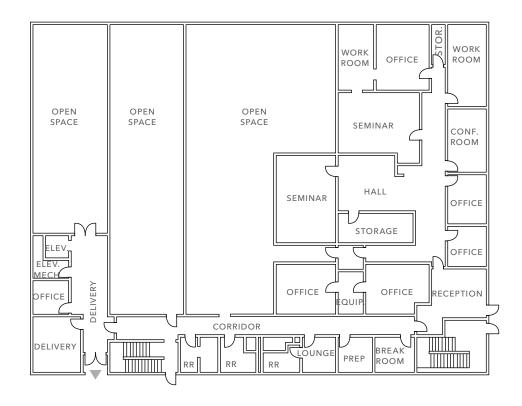
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SITE PLAN

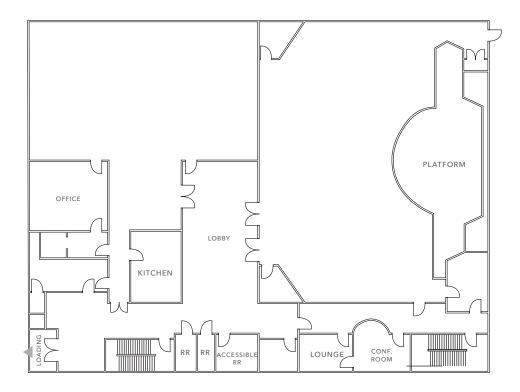


SITE PLAN NOT TO SCALE

UNIT 1 EXISTING GROUND FLOOR PLAN



UNIT 2 EXISTING SECOND FLOOR PLAN



Grade level loading
FLOOR PLAN NOT TO SCALE



