

FOR SALE

# Maguire Industrial

## PROPERTY DESCRIPTION

Single-story industrial building offering 24,960 SF on 5.59 acres. The concrete facility features an office/warehouse layout with multiple offices, conference room, break room, and reception area. The renovated office space is move-in ready, featuring new paint, cabinetry, and hardware. Recent capital improvements include new LED lighting, new HVAC systems, shop heaters, and hot water tanks, as well as roofing cap replacements and gravel, with the entire roof inspected and all areas repaired. The property is equipped with heavy power, four overhead doors with dock platform, dock door and grade door, and city utilities - ideal for distribution, storage, or light manufacturing.

## PROPERTY HIGHLIGHTS

- Owner / User property
- Concrete construction
- Extra land for expansion or yard
- Water well on property
- 40x80 storage building with 2 overhead doors
- Along path of turnpike extension

## OFFERING SUMMARY

Sale Price:	\$1,495,000
Lot Size:	5.59 Acres
Building Size:	24,960 SF
Zoning:	Industrial



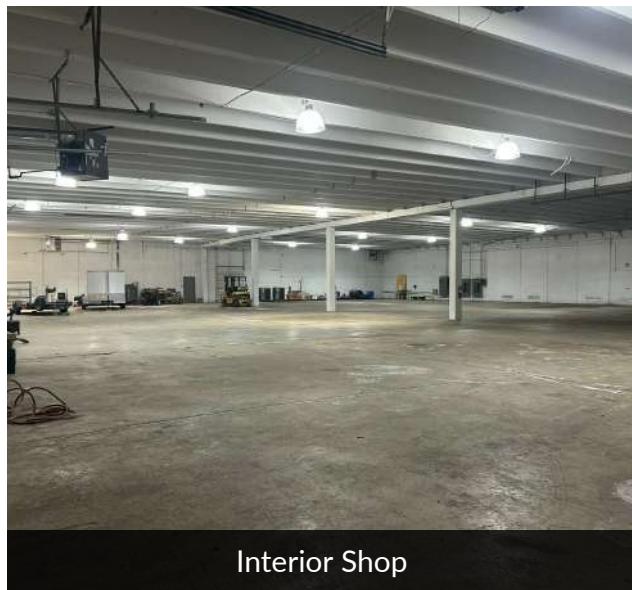
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Interior Office



Interior Office



Interior Shop



Interior Shop



Storage Building



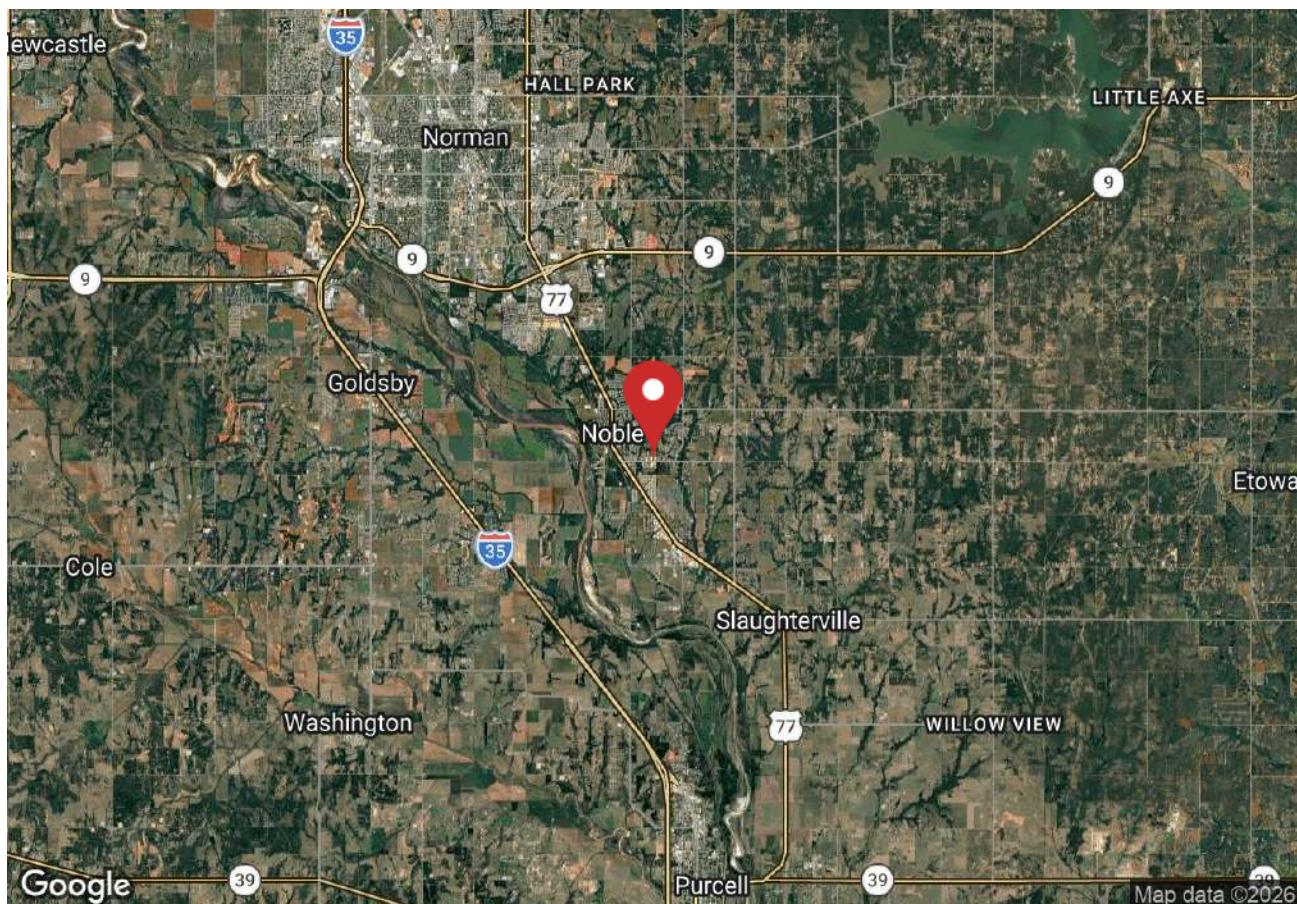
Map for Turnpike Extension

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