

## OWNER/USER | DEVELOPMENT | INVESTMENT OPPORTUNITY- FOR SALE


**Highlights:**

- (1) Dock
- (8) Drive-in OH Doors
- Clear Height: 12'-22'
- Power: 3-Phase/240v
- Roof Age: 2004-2016
- HVAC Age: 2002-2017
- Construction Type: Masonry
- Year Built: 1950-2005

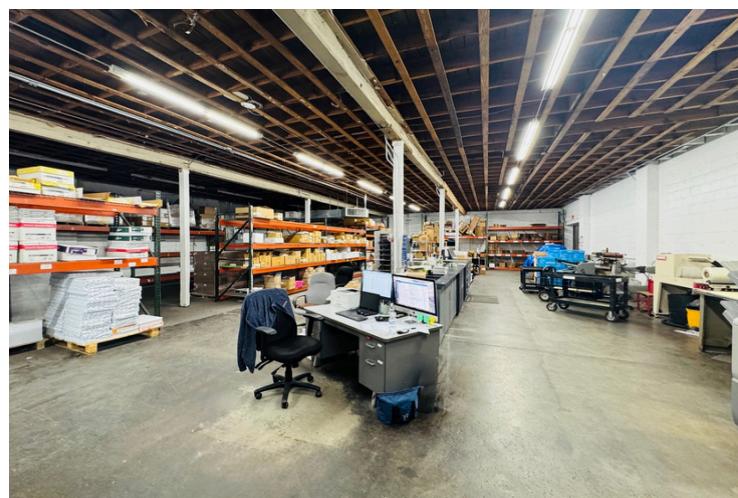
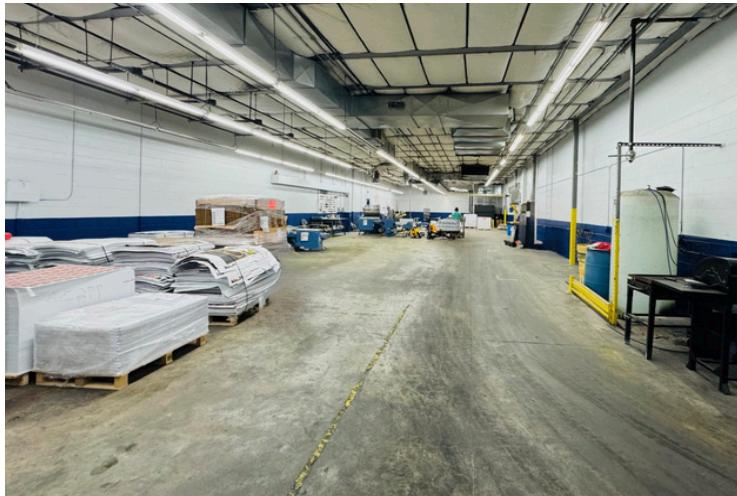
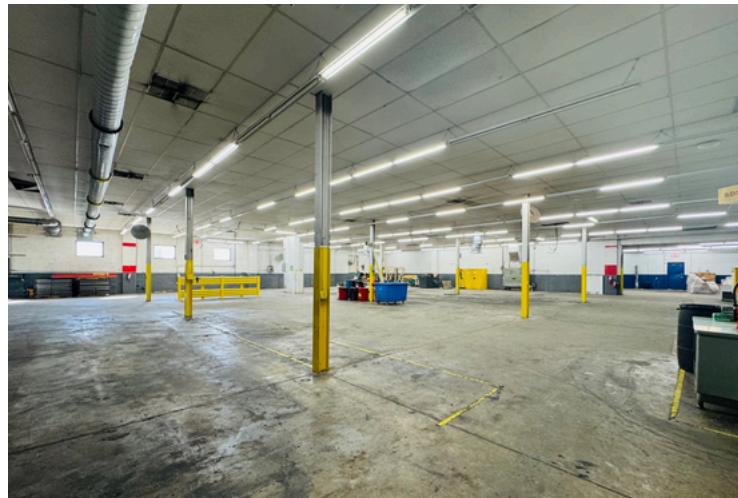
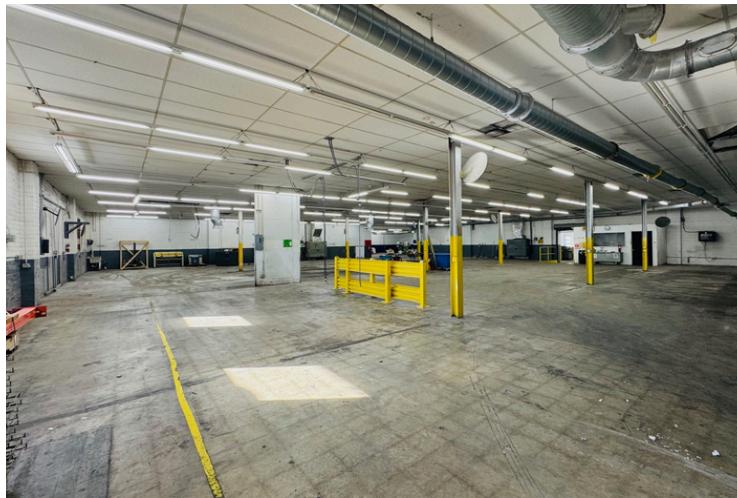
**Summary:**

In-demand owner/user, development, or investment opportunity now available. The property is within close proximity to downtown with quick highway access. The property is located just West of I-95 and North of I-10 making the site an ideal, central location.

**Property Summary:**

Asking Price:	\$4,900,000
106 Sewald St.	9,482 SF
2436 Dennis St.	5,408 SF
2472 Dennis St.	29,149 SF
2446 Dennis St.	3,513 SF
<b>Total Building Size:</b>	<b>47,552 SF</b>
<b>Total Lot Size:</b>	<b>2.51 AC</b>
Zoning:	IL (Light Industrial)
Taxes:	\$24,203.05/yr

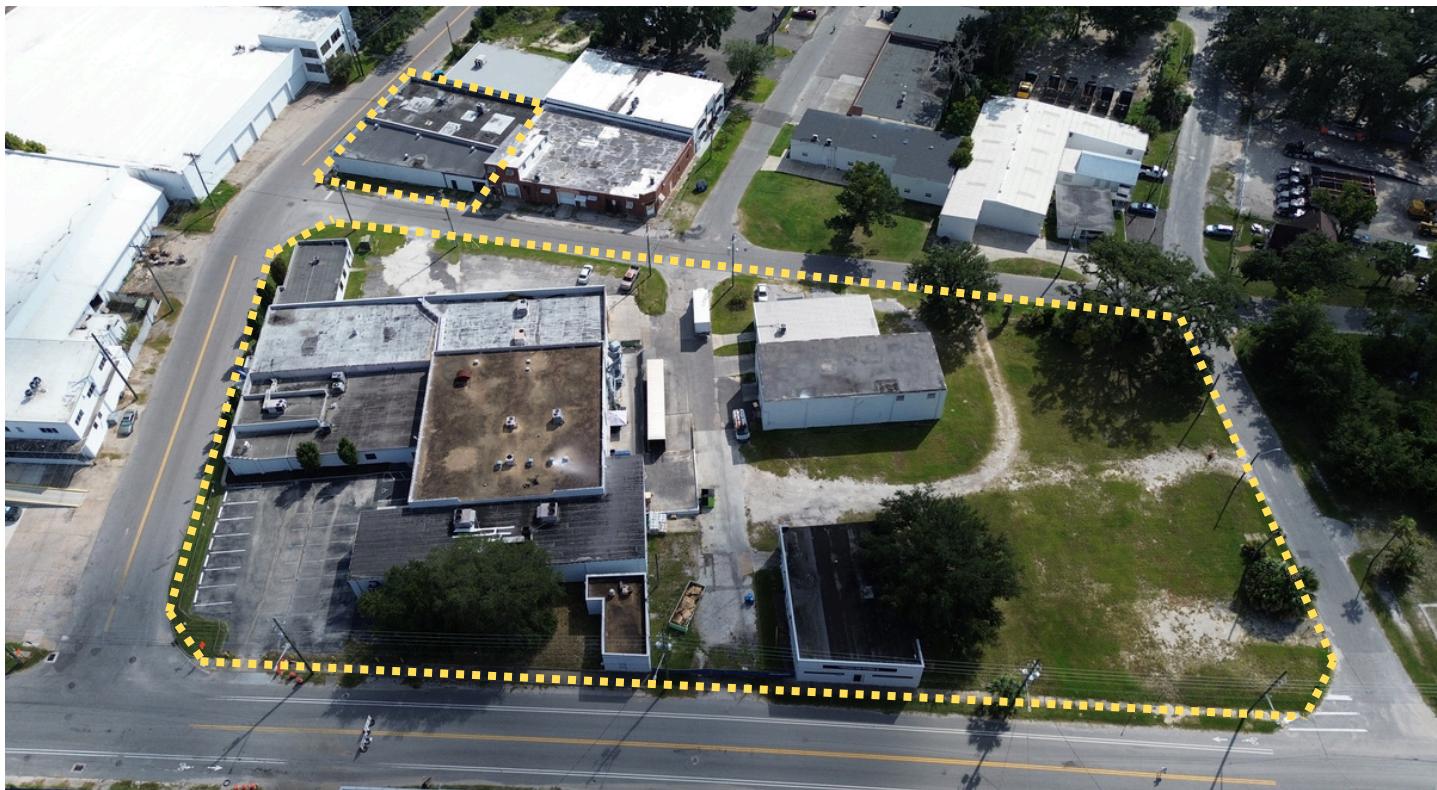
## Property Photos



# 2436-2472 Dennis St.

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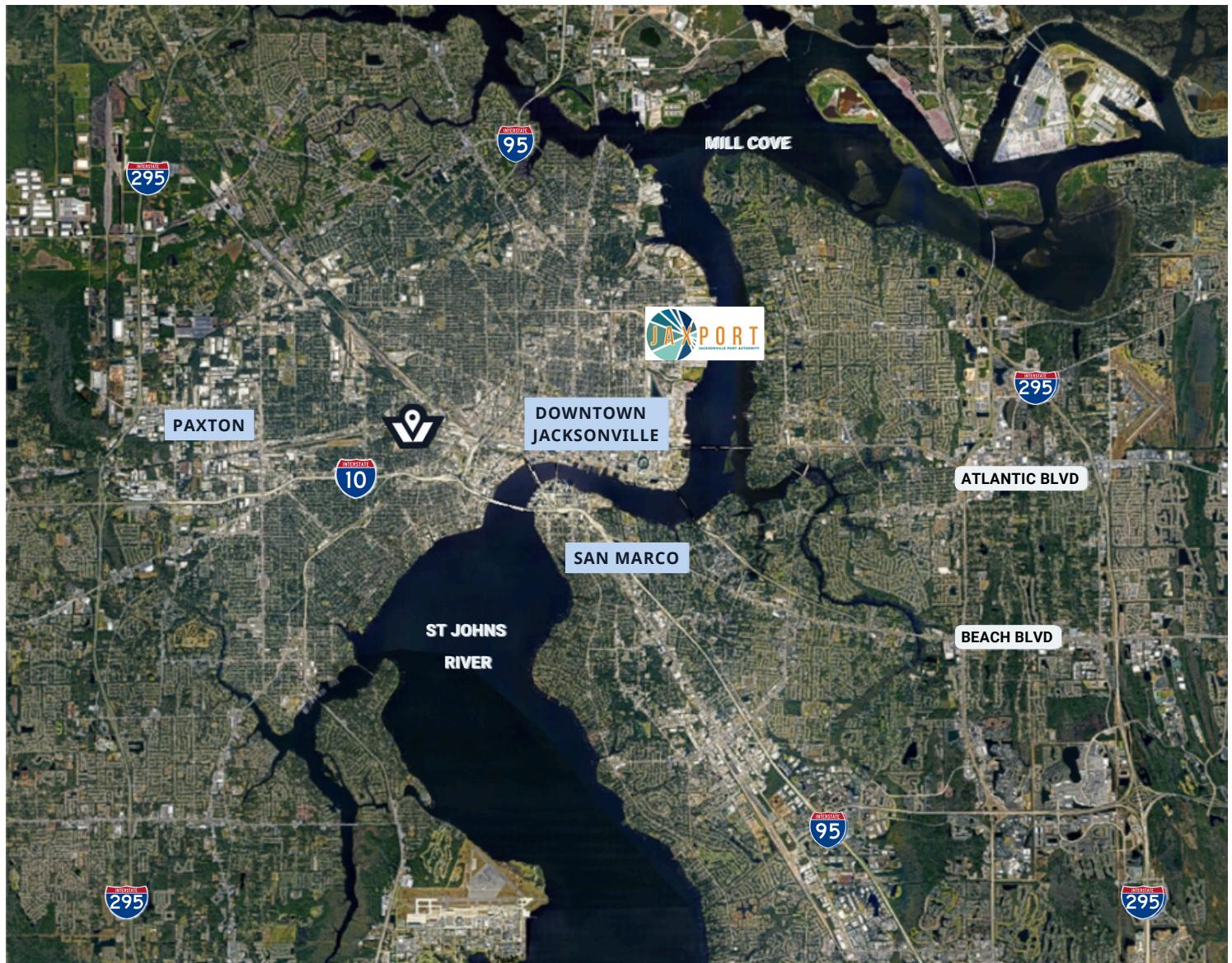
## Aerial Photos



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# 2436-2472 Dennis St.

## Property Map



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