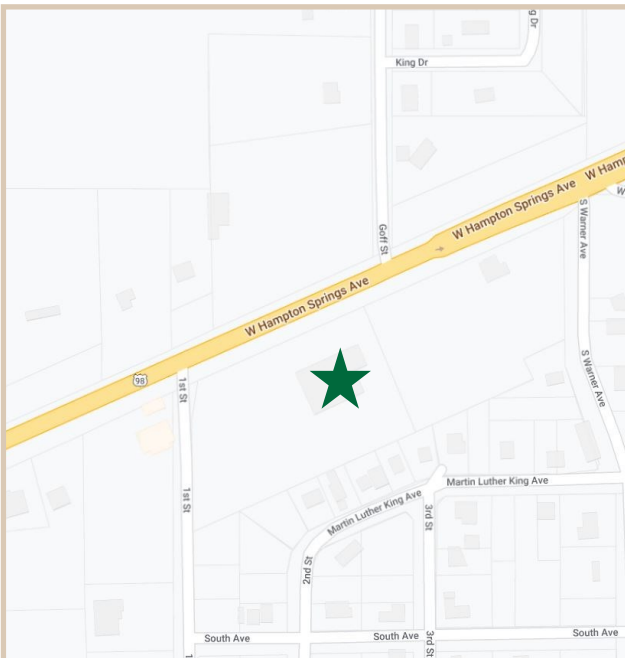


FOR LEASE

1251 US Highway 98 W, Perry, Florida 32348

PROPERTY FACTS

Building Area:	13,872 Sq. Ft.
Construction Type:	Warehouse Areas: Metal Frame with Metal Siding Office Areas: Metal Frame with Brick and Exterior Finish
Year Built	1963/1997
Acres:	3.33
Fenced Area	1.5 Acres
Electrical	3 Phase Power
Lease Type:	Modified Gross
Overhead Doors	Two Overhead Doors
Loading Docks	Two Loading Docks with Levelers



PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Property Layout	The Property has 12,272 SQ FT of open warehouse with an associated office area of 1,600 Square feet. Office area has a reception area, two offices, a conference room, a break room, a foyer, and two bathrooms.
Frontage:	The property is located on US Highway 98. US Highway 98 is primary north south artery in Taylor County and the Big Bend area in general.



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscore.com

CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

UNIT FOR LEASE

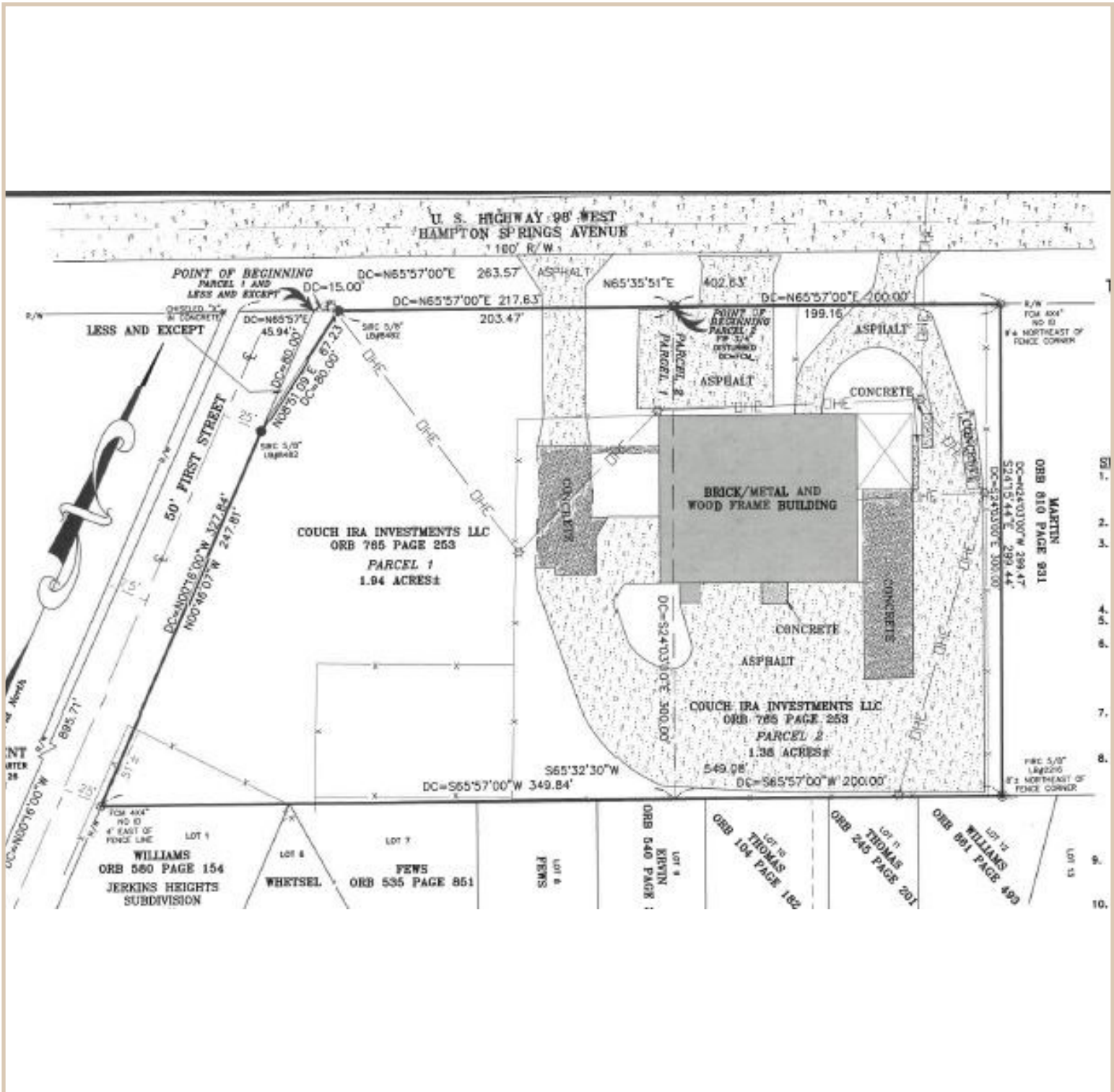
1251 US Highway 98 W, Perry, Florida 32348

UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED			NOTES
				WATER	ELECTRIC	TRASH	
1251	13,872	\$11.00 SF/YR	\$12,716.00	No	No	No	Stand Alone Building. Fenced Area for Additional storage/Yard Space.



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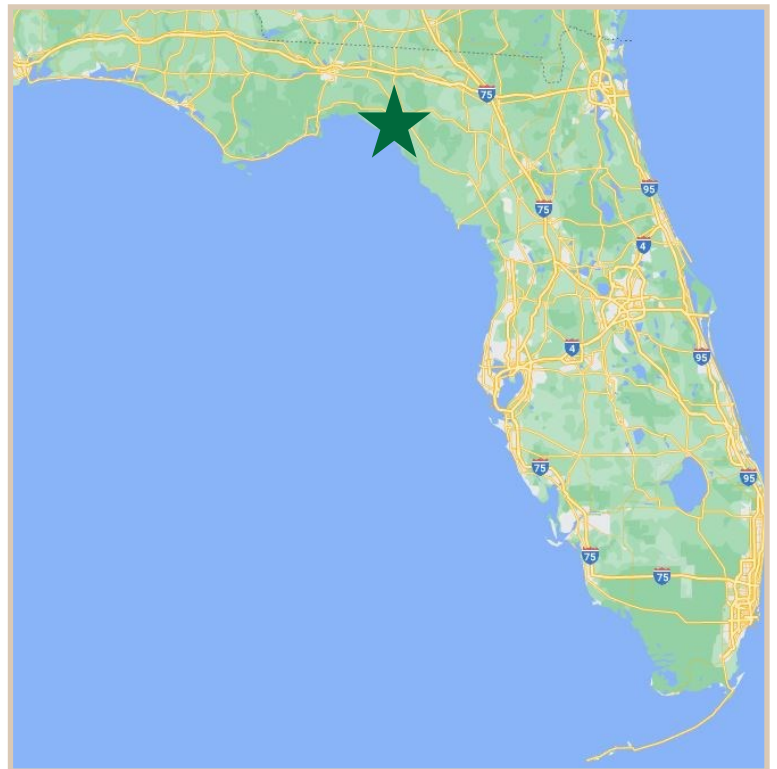
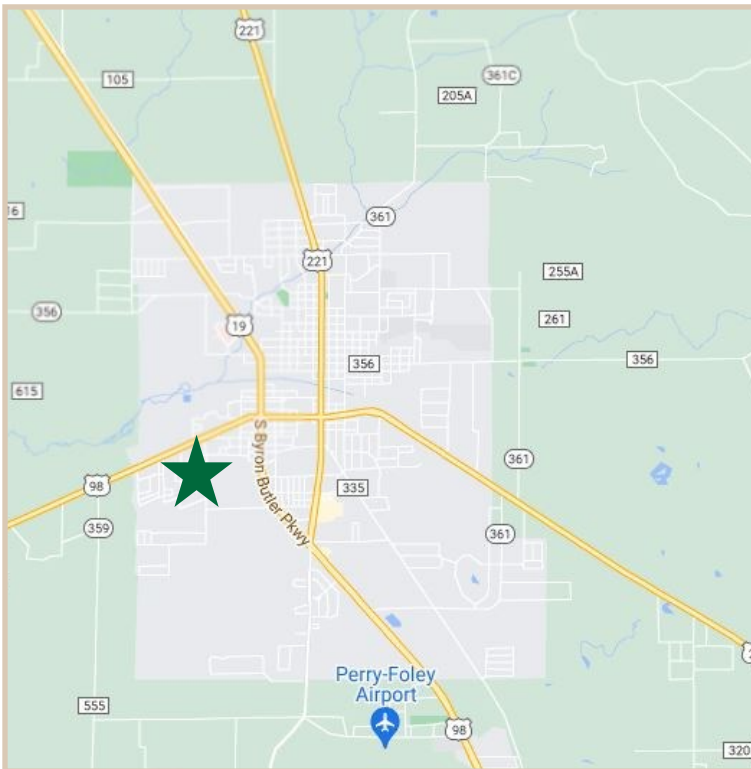
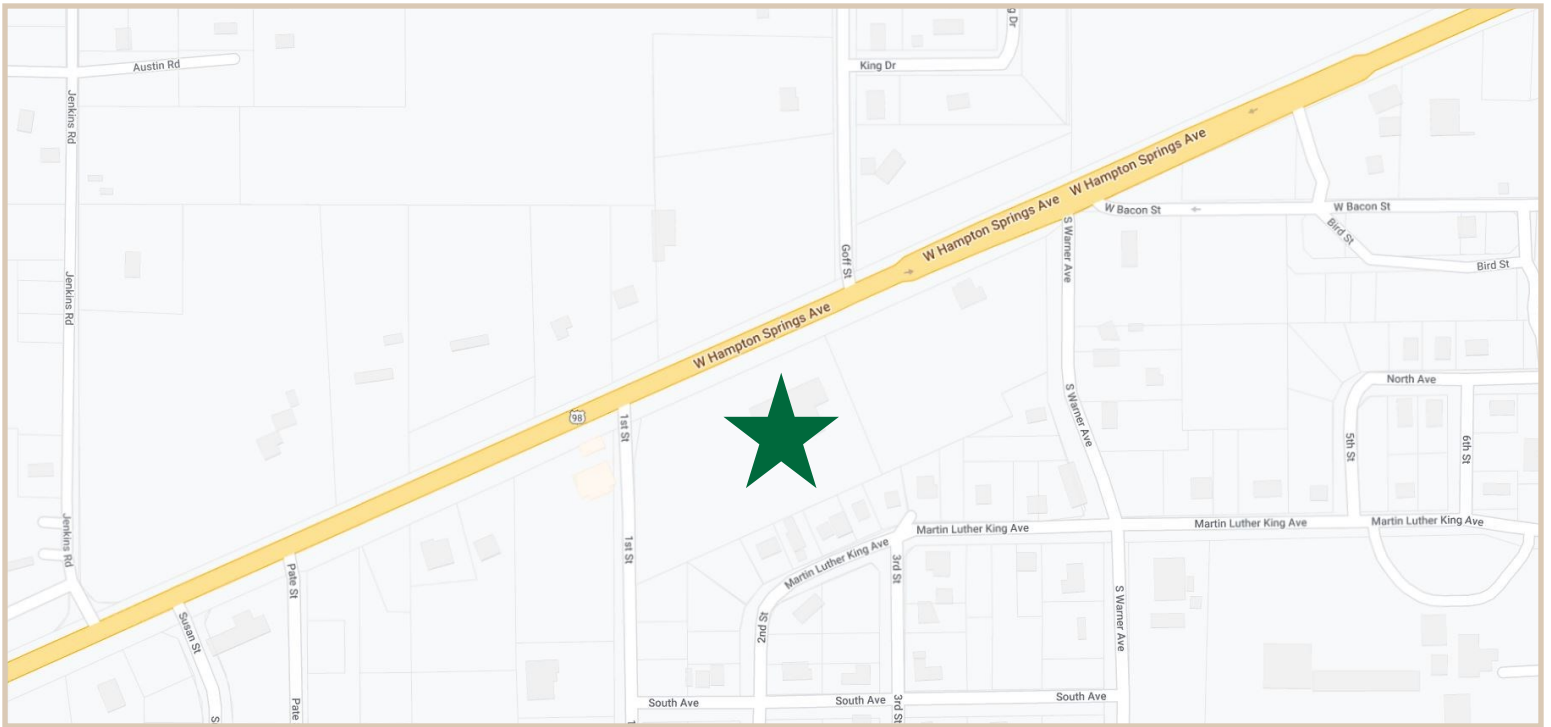


1963
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LOCATION MAPS

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ADDITIONAL PHOTOS

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