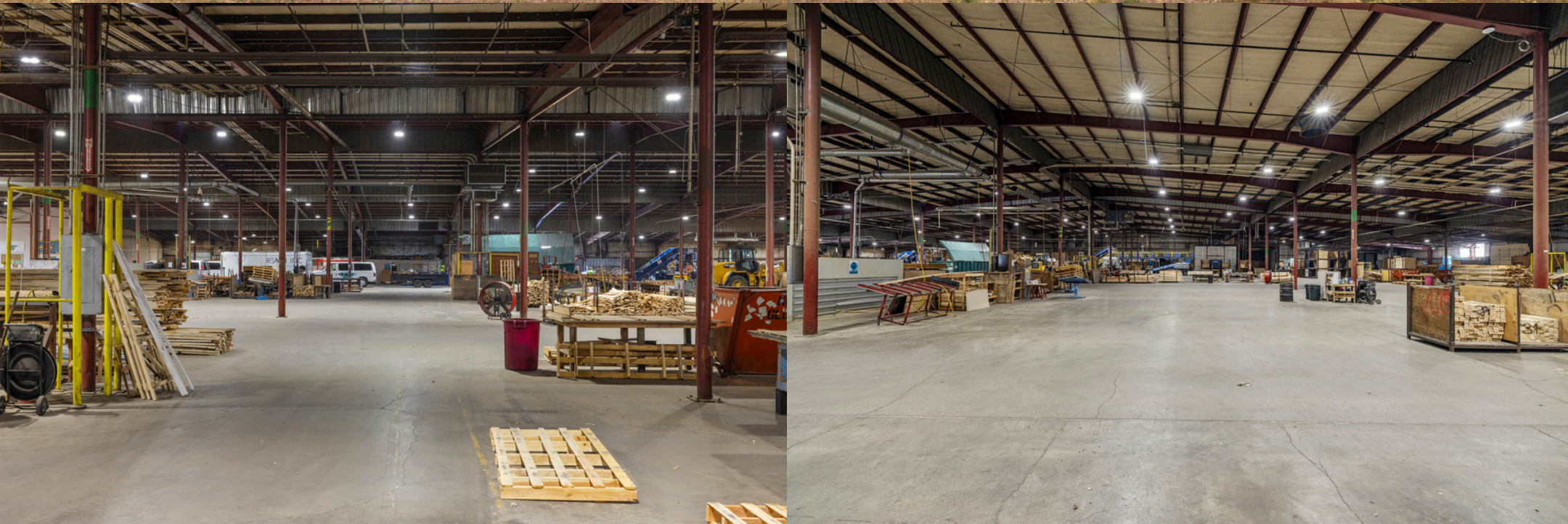


2350 Maywood Drive



OFFERED FOR SALE AT \$4,900,000

MLS#220209583

Rare Heavy Industrial Opportunity

This 19-acre, fully fenced site sits just off Washburn Way along the future East Main/Crosby extension. The property features a 108,500 sq ft. facility, including a modern 6,000 sq ft. office addition built in 2020 with a lobby, conference room, ADA restrooms, private office, and large meeting space. The 102,500 sq ft. steel-frame warehouse offers natural gas heat, A/C, fire sprinklers, a negative air system for dust removal, pit and ramp docks, an elevated loading dock, and a former rail spur. Additional highlights include a geothermal well, newer LED lighting, 14' overhead doors, paved parking, a break room with a kitchen, and a daycare area. Currently used for pallet manufacturing, this versatile property is priced below county assessed value—don't miss this outstanding industrial investment!

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