


USER/INVESTOR OPPORTUNITY
+/- 35,760 SQFT INDUSTRIAL BUILDING FOR SALE



PROPERTY HIGHLIGHTS:

BUILDING SIZE:	+/- 35,760 SF
OFFICE:	+/- 10%
LOT SIZE:	+/- 2.0 ACRES
CEILING HEIGHT:	16' CLEAR
LOADING:	2 DOCKS/ 1 DRIVE-IN
POWER:	2,000 AMPS
HEAT:	OIL
SPRINKLERED:	FULLY (WET)
PARKING:	+/- 45 STALLS
ZONING:	IND-1
PRICING:	UPON REQUEST
AVAIL FOR USER:	SEPTEMBER 2025

TENANT INFO:
POLY CRAFT INDUSTRIES
8 MONTHS LEFT ON LEASE PAYING \$12PSF NNN



FOR MORE INFORMATION OR TO SCHEDULE A TOUR OF THE PROPERTY, PLEASE CONTACT BROKERS:

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EXCLUSIVE LISTING