

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.

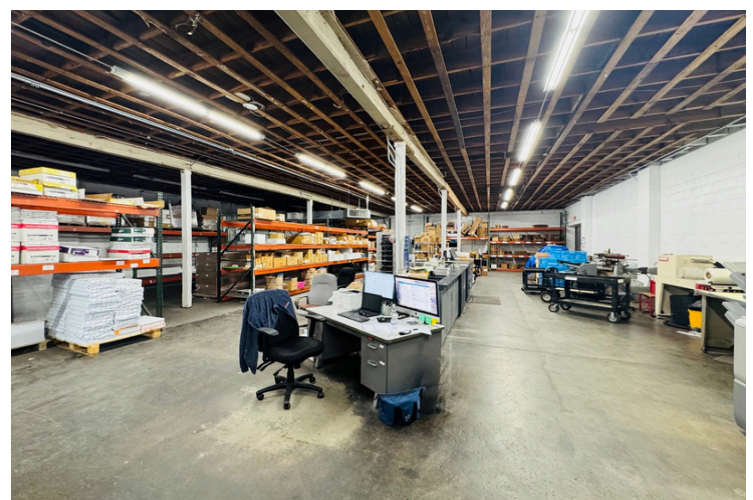
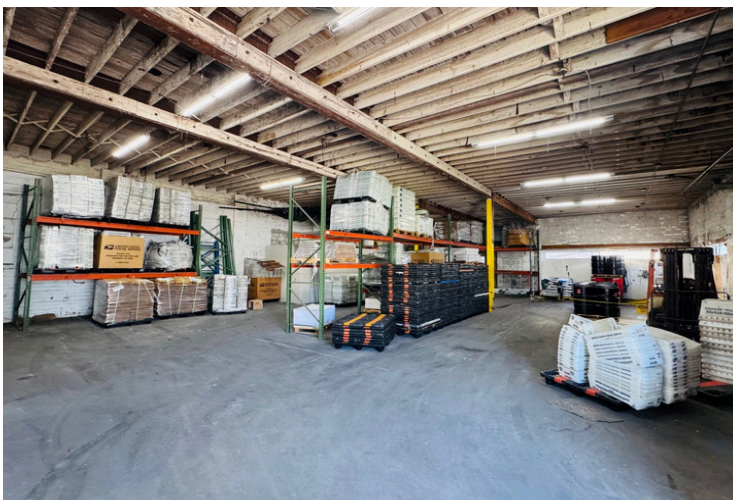
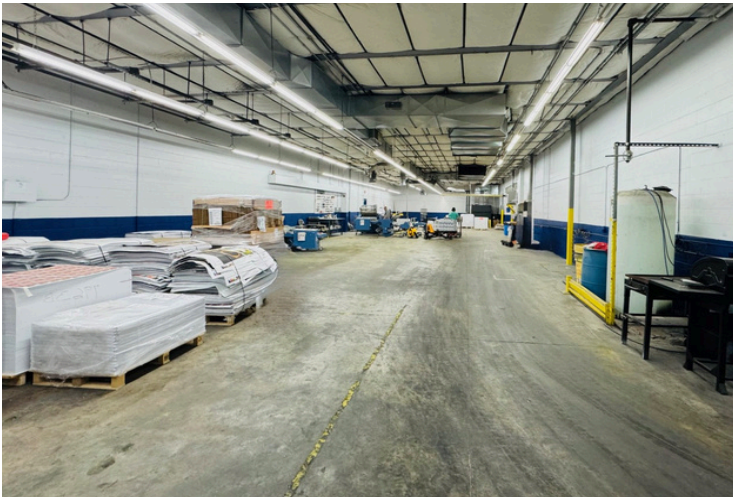
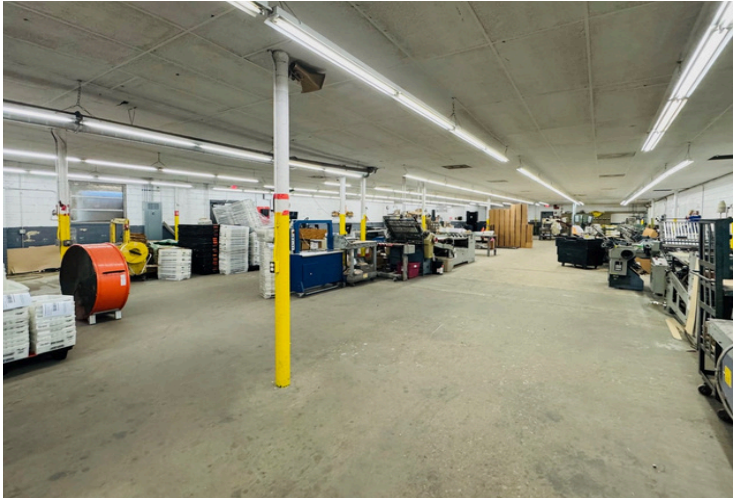
Property Summary:

Asking Price:	\$5,950,000
106 Sewald St.	9,482 SF
2436 Dennis St.	5,408 SF
2472 Dennis St.	29,149 SF
2446 Dennis St.	3,513 SF
Total Building Size:	47,552 SF
Total Lot Size:	2.51 AC
Zoning:	IL (Light Industrial)
Taxes:	\$24,203.05/yr

2436-2472 Dennis St.

Property Photos

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2436-2472 Dennis St.

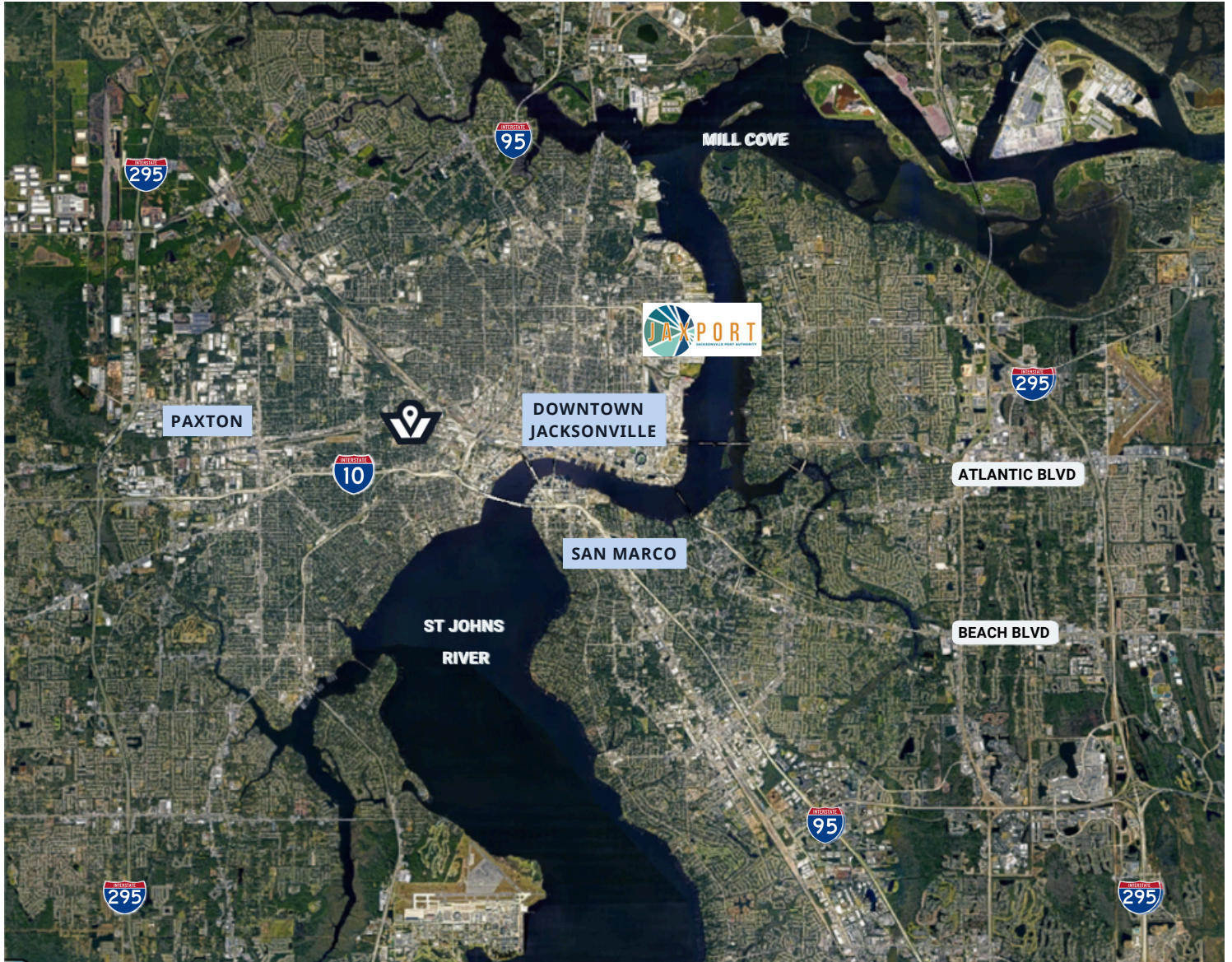
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Aerial Photos



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2436-2472 Dennis St. Property Map



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