



For Sale or Lease

24,000 SF Available
1.5 Acres Outside Storage

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Property Highlights

- 21,600 SF First Floor
- 2,400 SF mezzanine office
- 7 drive-in doors
 - 5 - 12' x 14'
 - 2 - 15' x 14'
- 2 dock doors - 9' x 10'
- 21' - 23' clear height
- Concrete tilt-up construction
- 40' x 45' column spacing
- 120' x 180' building dimensions
- Built in 1997
- 3.42 acres
- 6" reinforced floor
- Wet sprinkler system
- 400 Amp/480 Volt/3-Phase electric
- 3,000 SF Mezzanine - not in SF
- Available Summer 2025

Sale Price: \$3,000,000 (\$125/SF)

Lease Rate: \$9.95/SF NNN

RE Taxes - \$1.21/SF

INS - \$0.15/SF

