



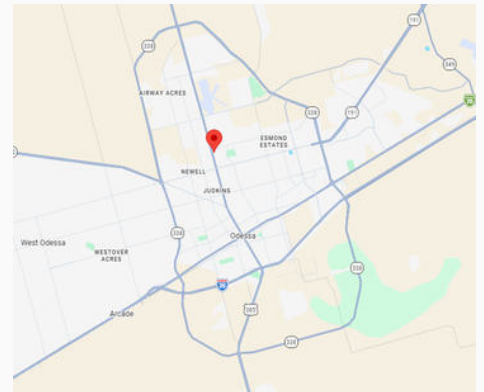
5012 ANDREWS HWY
±30,950 SF
±4.19 AC

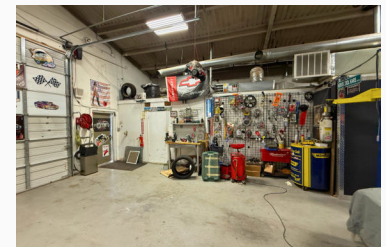
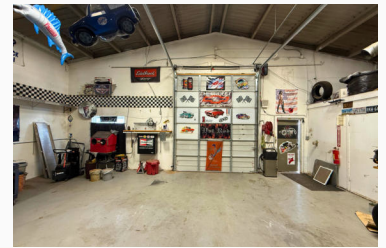
Property Details

- 3-building industrial property with 2 additional storage buildings
- 7 total overhead doors (including 14' x 12' doors)
- Multiple offices plus dedicated warehouse/shop areas
- Living quarters area included
- Large secured yard with metal fencing
- Paved parking and drive area
- 14+ marked parking spaces with additional room for expansion
- Paved drive entrance with circulation layout for trucks and equipment
- Insulated shop (constructed in 2021) with mini-splits and fans
- Mix of stabilized improvements and usable yard for outdoor storage
- Excellent for Industrial users, fleet-based businesses, or contractors
- Potential for multi-tenant flex space occupancy

Property Details

TOTAL BUILDING SIZE:	Approx. 30,950 SQ. FT.
TOTAL OFFICE	±6,173 SF
TOTAL SHOP / WAREHOUSE:	±23,577 SF
STORAGE BUILDINGS:	±1,200 SF
LOT SIZE:	±4.19 AC
SALE PRICE:	\$1,950,000
ZONING:	Heavy Commercial District





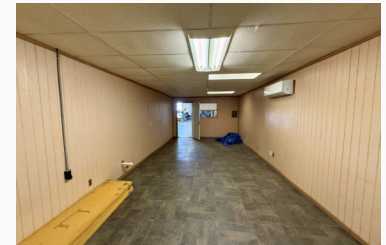
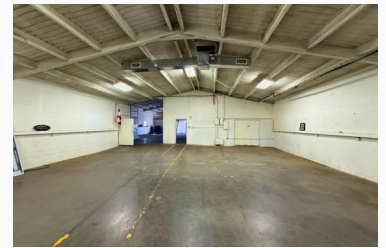
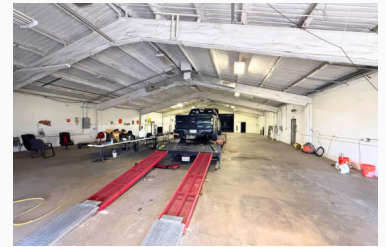
Building 1 Summary

- ±8,600 SF Total Improvements (including storage buildings)
- ±2,800 SF Shop Space
- ±4,600 SF Office / Living Quarters
- (2) Storage Buildings – ±600 SF each (±1,200 SF total)
- 4 total restrooms

Highlights:

- Shop with HVAC, restroom, office and tool room.
- Additional storage buildings for equipment, materials, or overflow
- Office area with (5) Offices & (1) Restroom
- Break room and Conference Room
- (1) Executive Office with Private bathroom
- Living quarters has a living room, dining room, kitchen, bathroom,
- (1) Bedroom and (2) oversized closets.



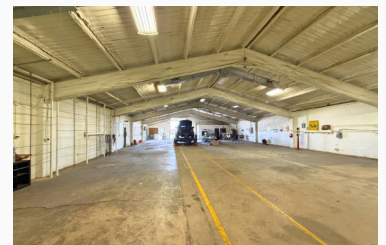
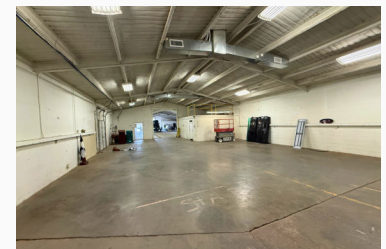


Building 2 Summary

- ±13,350 SF Total Improvements (Enclosed)
- ±11,777 SF Shop Space
- ±1,573 SF Office Space
- Additional ±1,200 SF Covered Outdoor Storage (20' x 60')

Highlights:

- Heated and Cooled Warehouse space.
- Functional office layout with (4) offices and conference room
- Covered outdoor storage for equipment, materials, or workflow staging
- Well-suited for contractors, industrial users, or fleet-based businesses





Building 3 Summary

- ±9,000 SF Total Improvements (Enclosed)
- ±9,000 SF Shop Space (Built in 2021)
- Additional ±1,500 SF Covered Awning / Overhang (10' x 150')

Highlights:

- Newer construction (2021) Insulated shop with (2) Large Fans
- (4) 14' x 12' overhead doors for large vehicle and equipment access
- Covered awning provides additional workspace or protected storage
- Ideal for industrial users requiring both building and yard capacity



