



FOR SALE

ASKING PRICE: \$875,000

UNIT #102 | SPACE DETAILS:

UNIT SIZE:	+/- 3,200 SF (40'wx80'd)
ZONING:	LIGHT INDUSTRIAL
OFFICE SPACE:	+/- 15%
CEILING HT:	+/- 16'-17' CLEAR
LOADING:	1 (12'x14') DRIVE IN
HEAT:	GAS
POWER:	200 AMPS / 3 PHASE
PARKING:	AMPLE
RE TAXES (2023/24):	\$8,800 /YR

WAREHOUSE CONDO UNIT
(IN EXCELLENT CONDITION)

- PART OF A +/- 40,000 SF MULTI-TENANTED INDUSTRIAL CONDO COMPLEX SITUATED ON +/- 1.31 ACRES.
- LOCATED JUST OFF JOHNSON AVE AND VETS MEMORIAL HWY. AND IS WITHIN CLOSE PROXIMITY OF LI MAC ARTHUR AIRPORT.
- SIGNAGE
- NEW PAVED PARKING LOT
- NEW ROOF ON ENTIRE BUILDING

For further information or to arrange an inspection, please contact broker(s):

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