

FOR SALE

WAREHOUSE & OFFICE | COLD STORAGE | IOS YARD | TRUCK TERMINAL



Highlights:

- (13) Drive-In Doors
- OH Doors: 12' x 14'
- Separate curb cuts to each building
- Paint Booth
- Fenced Yard
- Ceiling Height: 15' - 20'
- Power: 3-Phase/208V

Summary:

In demand warehouse space with outdoor storage yard and truck parking now available. The property is located just North of I-10 and West of I-95 making this an ideal, central location for any user seeking an office with warehouse, parking and potential outdoor storage needs.

Offering Summary:

Asking Price:	\$4,025,000
Warehouse 1:	2,800 SF
Warehouse 2:	14,596 SF
Cold Storage & Covered Dock	20,494 SF
Lot Size:	3.51 AC
Zoning:	IL (Light Industrial)

*Also available For Lease

KYLE@VANCAMPCOMMERCIAL.COM

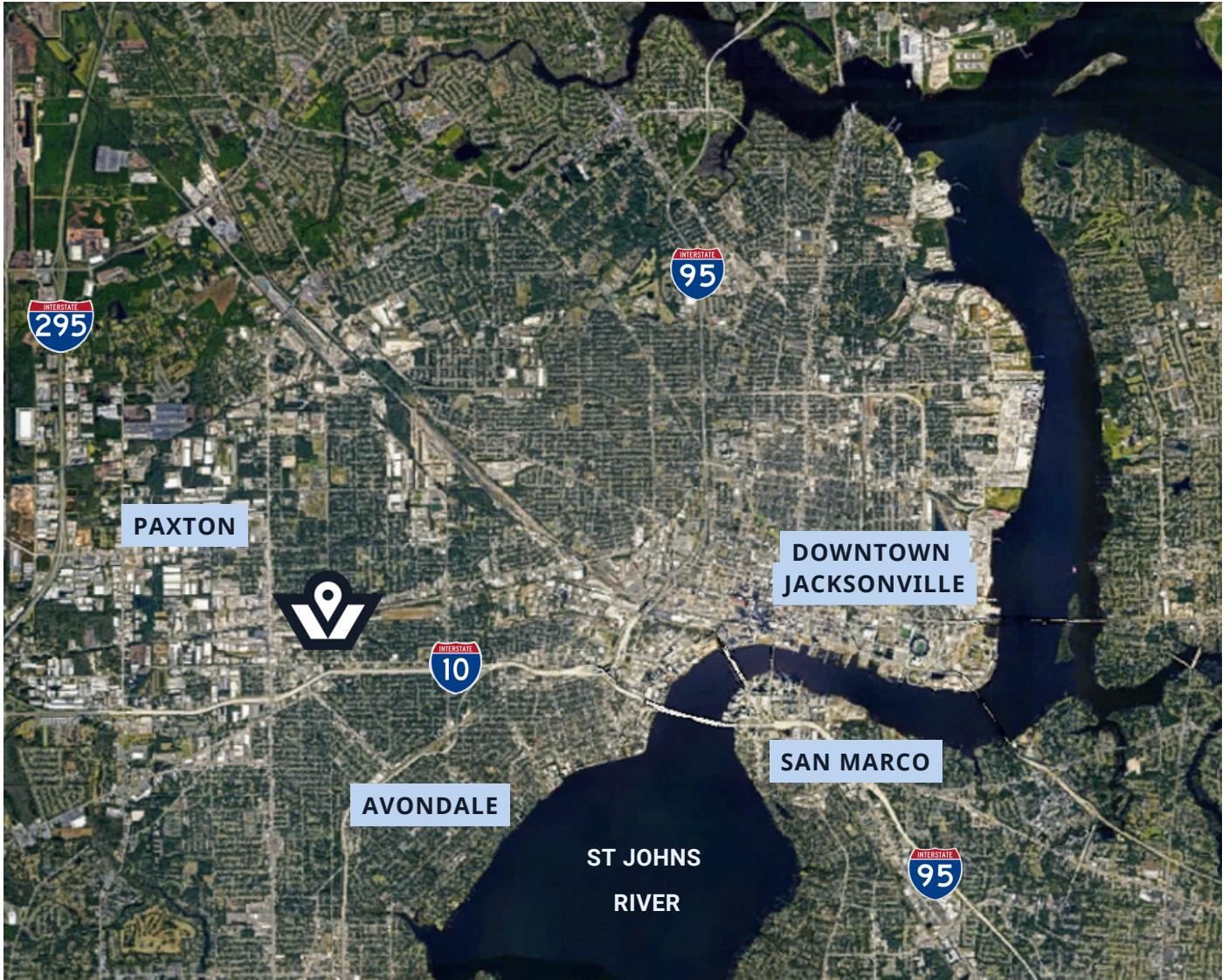
3160 W. Beaver St. Property Photos



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Property Map



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BROKER | OWNER

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