

FOR SALE OR LEASE

Flex | Industrial | Warehouse

5535 Arbor Road | 29,800 SF | 14.48 AC | Sale Price Negotiable | Lease Rate \$9.25 PSF + NNN



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Property Description

Prime Flex Industrial Property totaling 29,800 SF across two buildings on 14.48 acres. This prime location has excellent I-80 visibility and access with over 50,000 vehicles per day.

This site is TIF Eligible

About The Two Buildings

Building 1 – 25,000 SF

- 1,200 SF office space
- Ceiling height 18 -23.5 Feet
- Eight (8) 14x 14 at Grade Doors – Offering Drive through access
- Includes automated semi truck wash drive through
- 1 Dock door
- Office is temperature controlled, warehouse & flooring have radiant heat
- Three Phase Power
- Built in 1995

Building 2 – 4,800 SF

- 20 Foot Ceilings.
- 12x10 at grade door
- Built in 2008



Sale Price:	Negotiable
Lease Rate:	\$9.25 PSF + NNN
Land Area:	14.48 AC
Zoning:	H4
# of Buildings:	2
Building 1 SF:	25,000 SF
Building 2 SF:	4,800 SF
Bldg Construction	Metal
Traffic Count:	50,000 VPD
	<small>*Hwy 77 & I-80*</small>



Purchase Entire Property

- Building 1 - 25,000 SF
- Building 2 - 4,800 SF
- 14.48 Acres
- Price Negotiable
- Zoning - H4



Purchase Ground

- Ground - Approx. 9.48 AC
- Price \$4.50 PSF
- Zoning - H4

This site is TIF eligible



Lease Buildings & Outdoor Storage

- Building 1 - 25,000 SF
- Building 2 - 4,800 SF
- 5 Acres
- Lease Rate - \$9.25 PSF + NNN
- Sale Price Negotiable
- Zoning - H4

NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

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