

## PERFECT OWNER USER OR INVESTOR OPPORTUNITY



### PROPERTY SNAPSHOT

- **\$825,000**
- 5,000 Square Feet
- Easy access from Highway 50
- Multiple grade level loading doors
- Fenced yard space
- 16' ceiling clear height
- Ideal for various industrial business types



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This fantastic industrial property is ideally situated in a high-demand commercial zone, with easy access from Highway 50. The well-maintained facility offers 5,000 square feet of flexible warehouse space featuring high ceilings, large loading bays, fenced yard space and ample power supply to accommodate a wide range of operations—from manufacturing to logistics and distribution. Whether you're an owner-user looking to scale operations or an investor seeking a solid asset with long-term upside, this property offers the space, infrastructure, and location to support your goals.



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