

## SUMMARY

## EXTERIOR PHOTOS

## INTERIOR PHOTOS

## AREA MAPS

## DEMOGRAPHICS

## FOR SALE/LEASE

### PROPERTY OVERVIEW

Positioned for functionality and long-term value, this 11,200± SF industrial facility offers an efficient combination of warehouse and office space within a secure, accessible setting. The building features 10,000± SF of clear-span warehouse and 1,200± SF of well-finished office space, making it ideal for owner-users or investors seeking a versatile light industrial asset.

The office area includes five private offices, a welcoming lobby/reception area, and two restrooms, providing a professional environment for administrative and management operations. The warehouse is designed for workflow efficiency with an eyewash station, one restroom, and dedicated storage area.

### SALE PRICE

- \$495,000

### LEASE RATE

- \$6.50 PSF + NNN

### BUILDING SIZE

- +/-11,200 SF
- \*separately owned laydown yard potentially available\*

### PROPERTY HIGHLIGHTS

- Three 12' x 12' roll-up doors for efficient loading and unloading
- Fully fenced yard securing all warehouse and loading areas
- Dual drive aisles allowing truck access on both sides of the building
- Eave height: 12.75' | Clear height: 16' | Ceiling height: 18'
- Front parking for employees and visitors

### ACCESS

- Easy access to I-510, I-10, Highway 90, I-12 and I-59



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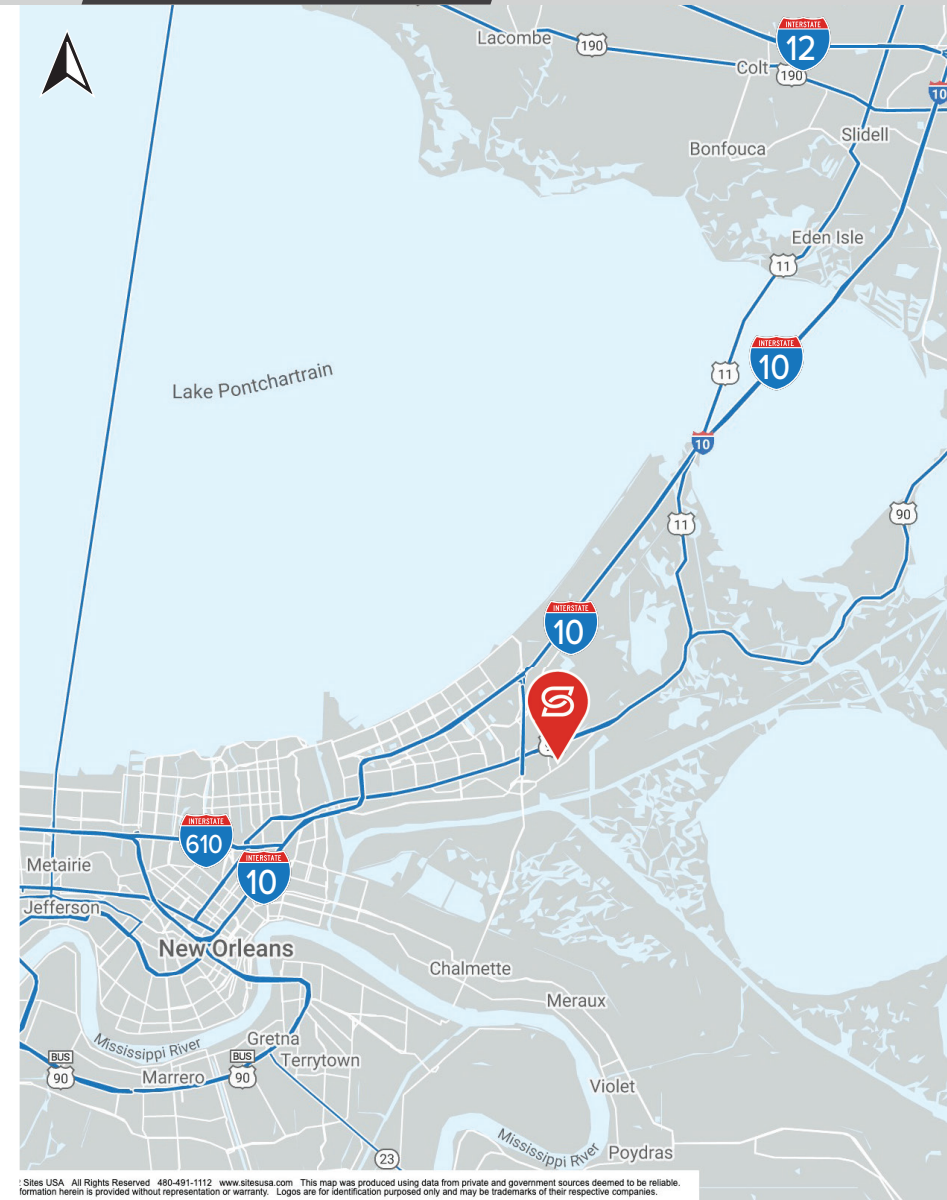
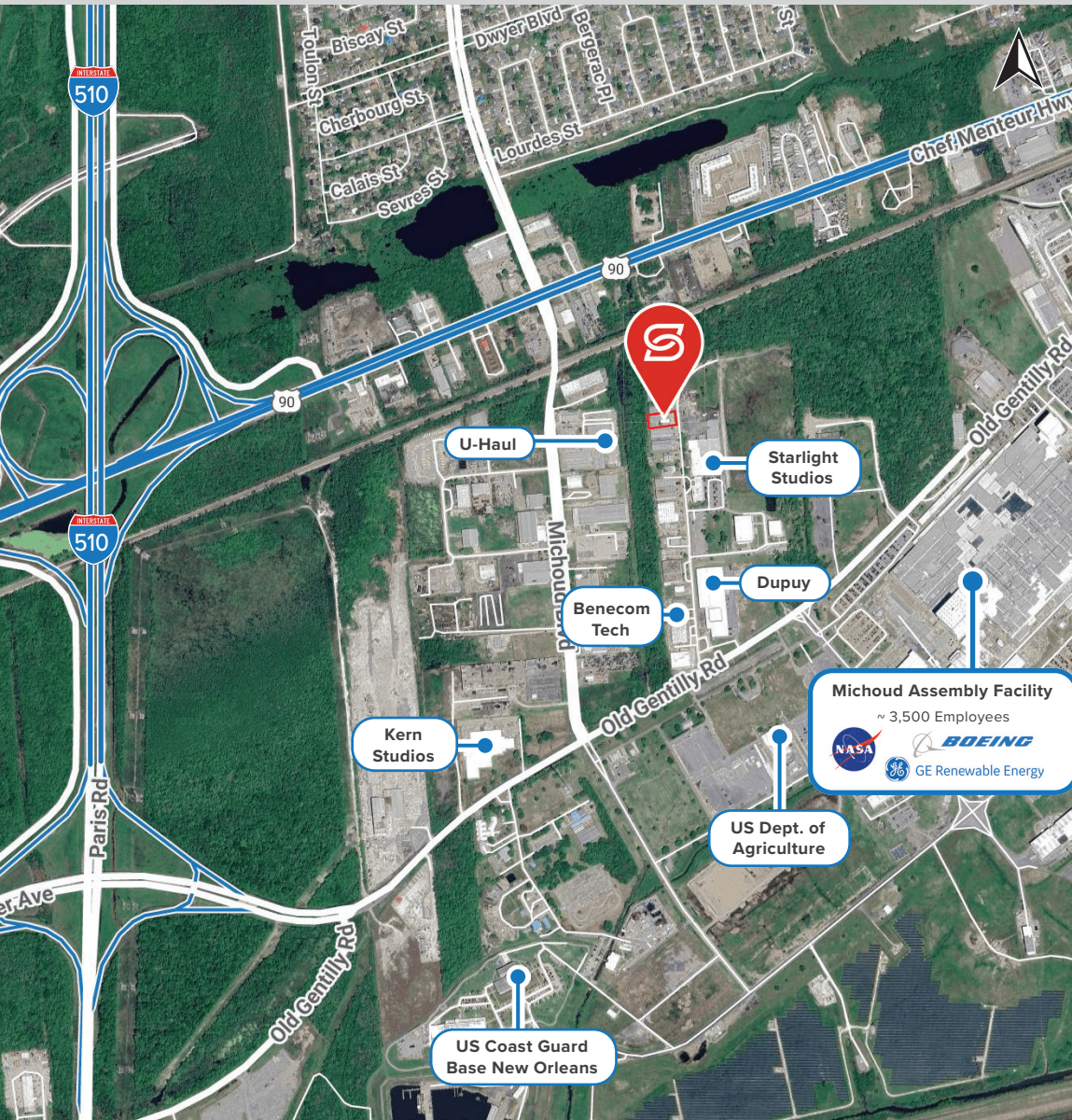
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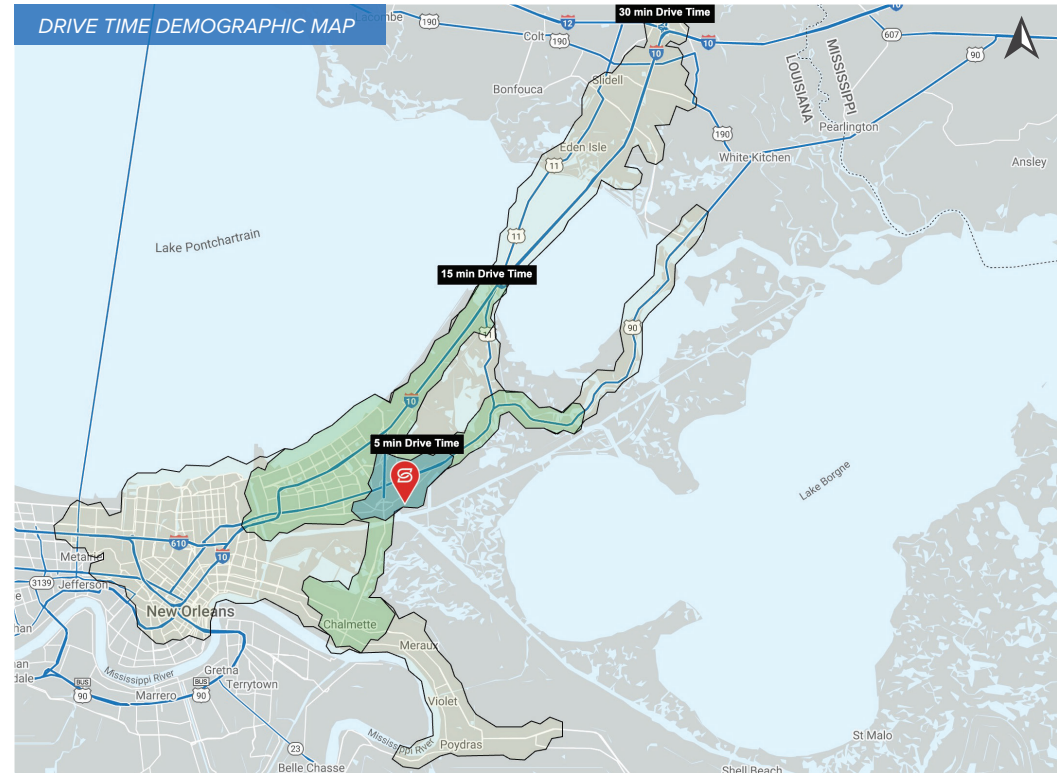
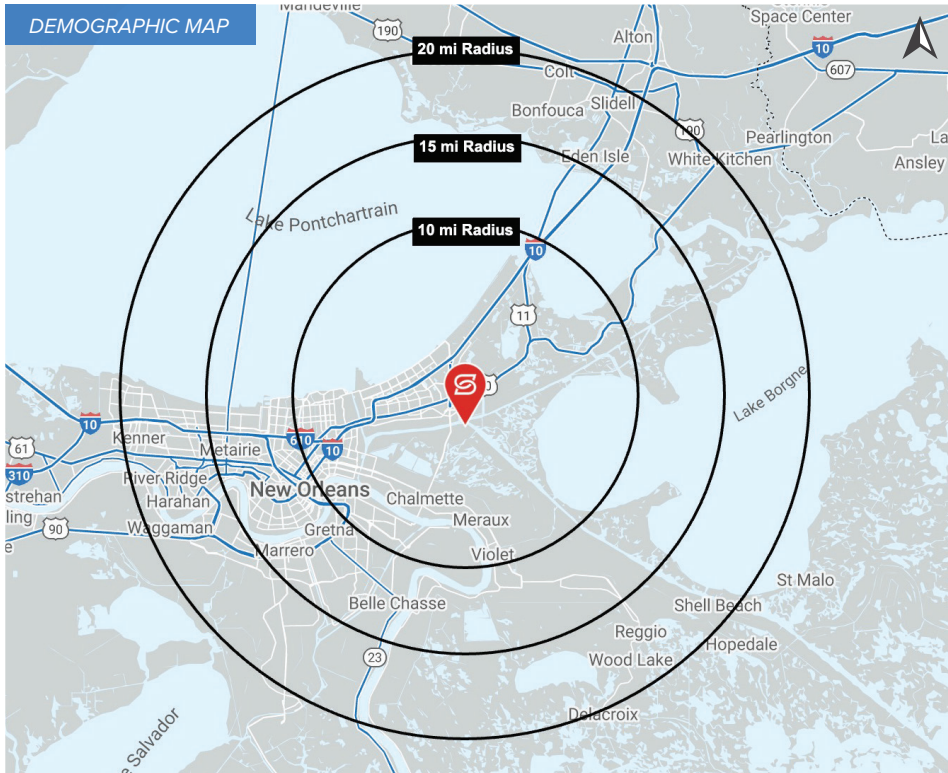
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10 MILE 15 MILE 20 MILE

5 MIN 10 MIN 15 MIN



248,093 591,035 870,868



8,747 92,933 385,122



\$74,451 \$95,858 \$95,887



\$70,711 \$67,818 \$90,119