

## 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

- \$398,000

### 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



SUMMARY

EXTERIOR PHOTOS

INTERIOR PHOTOS

AREA MAPS

DEMOGRAPHICS



## SUMMARY

## EXTERIOR PHOTOS

## INTERIOR PHOTOS

## AREA MAPS

## DEMOGRAPHICS



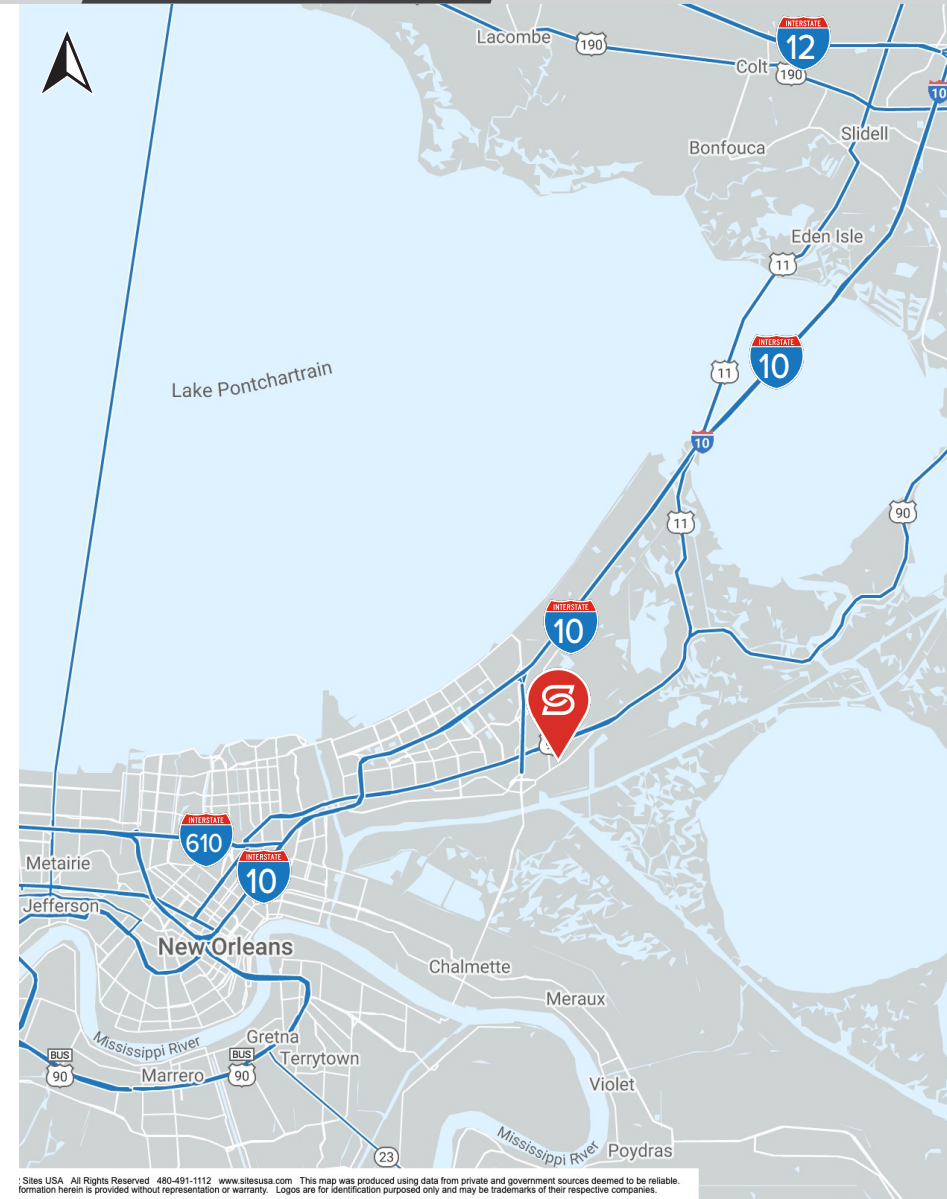
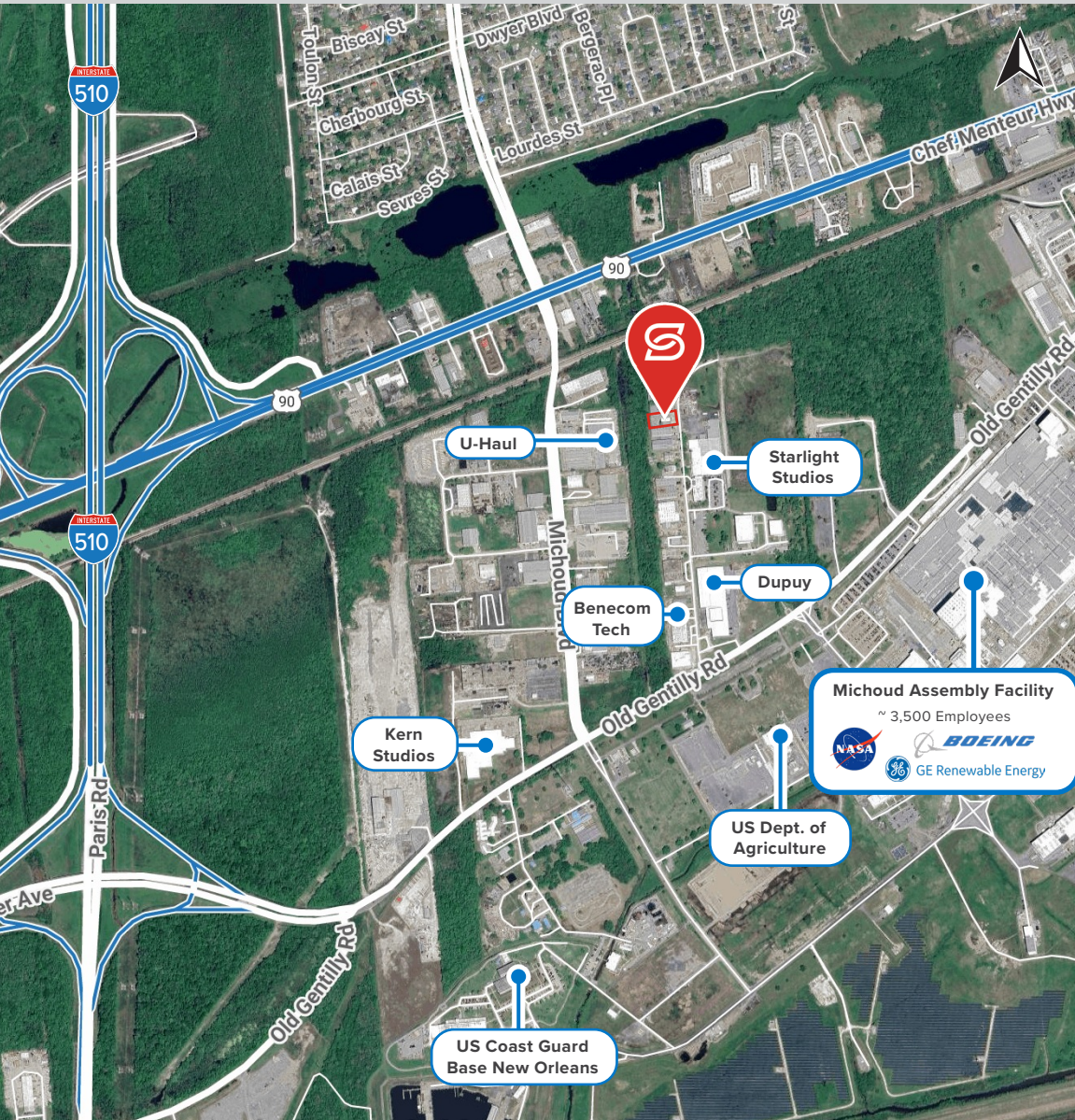
SUMMARY

EXTERIOR PHOTOS

INTERIOR PHOTOS

AREA MAPS

DEMOGRAPHICS



\* Sites USA All Rights Reserved 480-491-1112 www.sitesusa.com This map was produced using data from private and government sources deemed to be reliable. Information herein is provided without representation or warranty. Logos are for identification purposes only and may be trademarks of their respective companies.

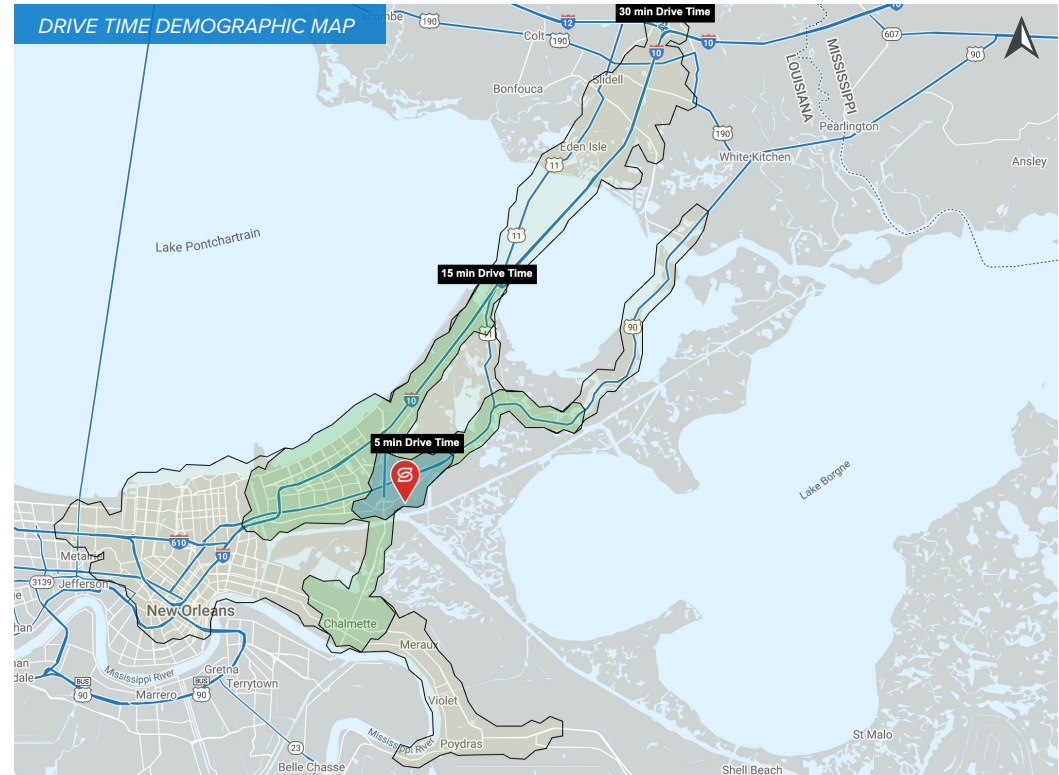
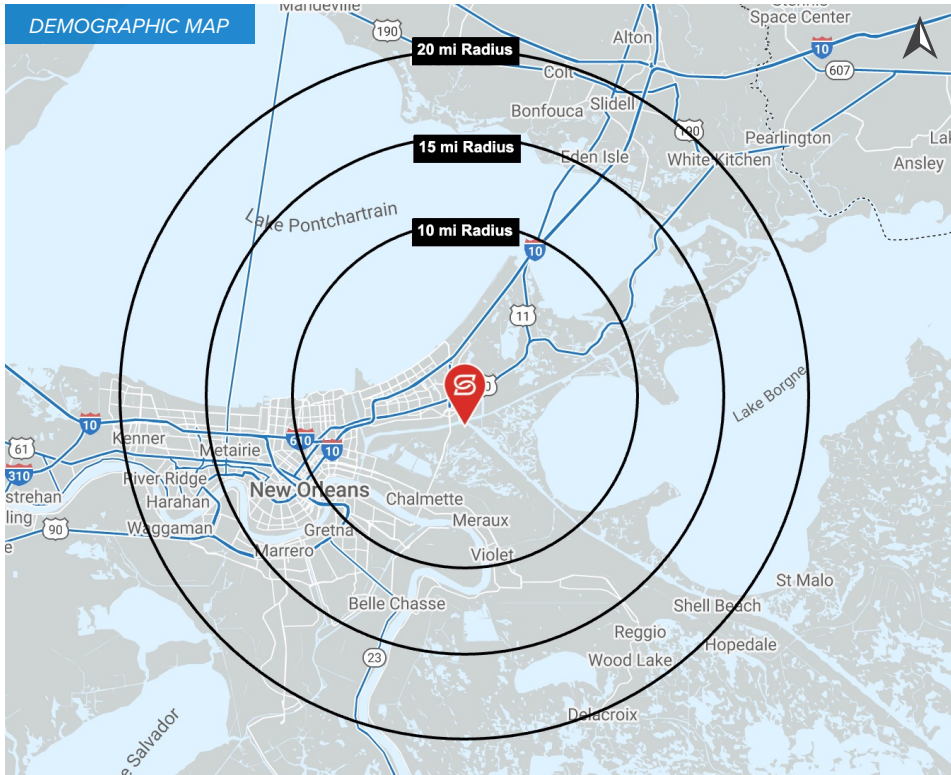
## SUMMARY

## EXTERIOR PHOTOS

## INTERIOR PHOTOS

## AREA MAPS

## DEMOGRAPHICS



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