

## 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



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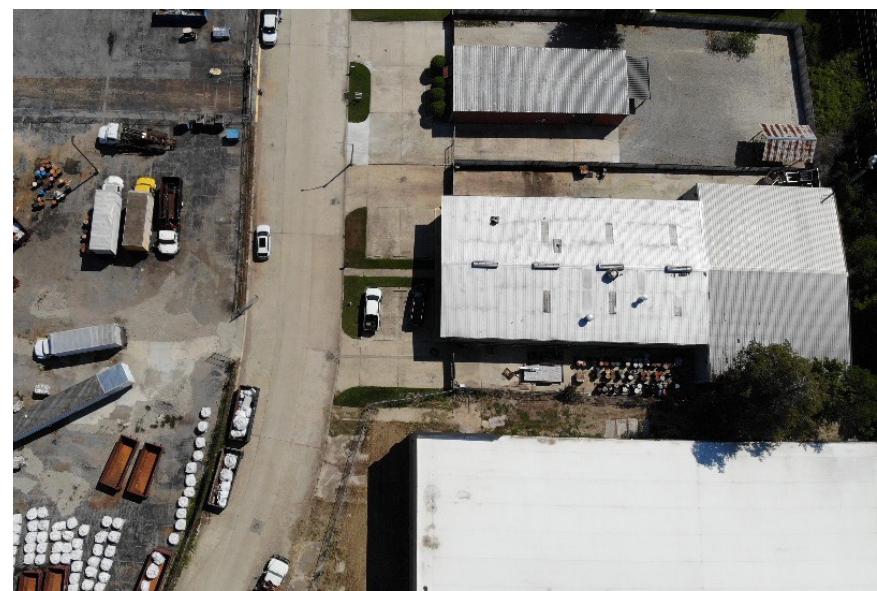
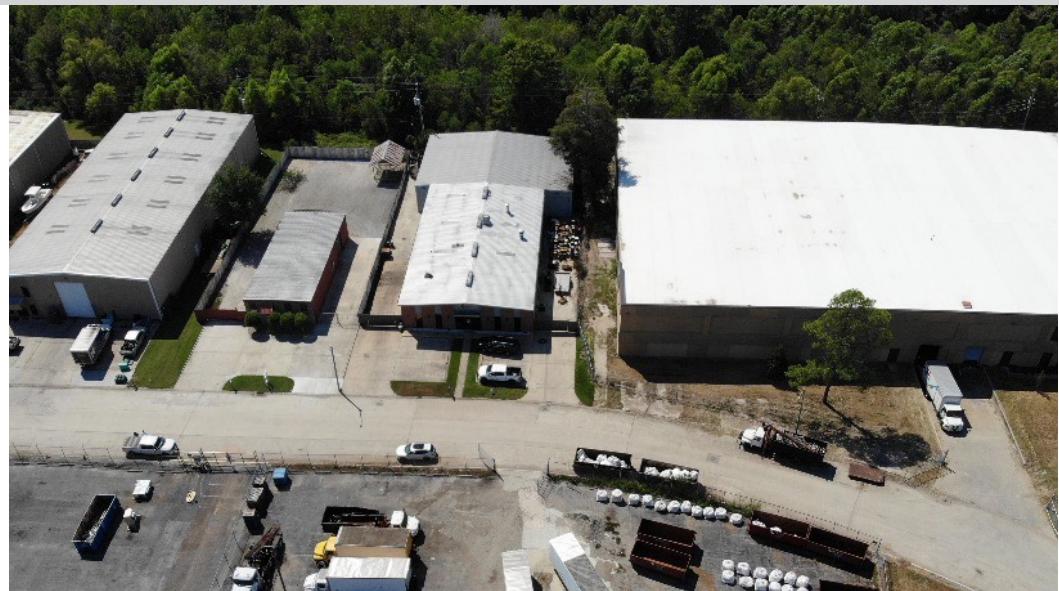
SUMMARY

EXTERIOR PHOTOS

INTERIOR PHOTOS

AREA MAPS

DEMOGRAPHICS



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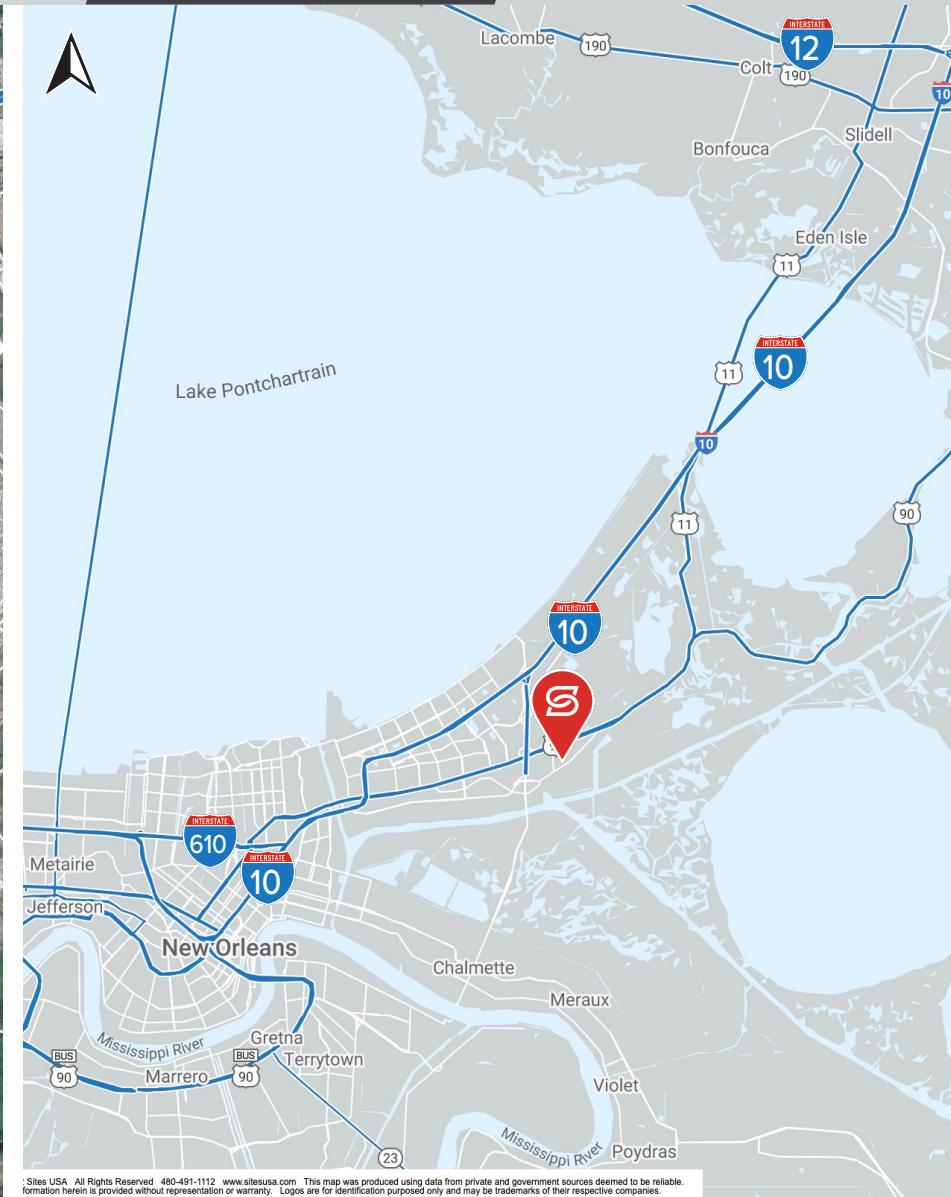
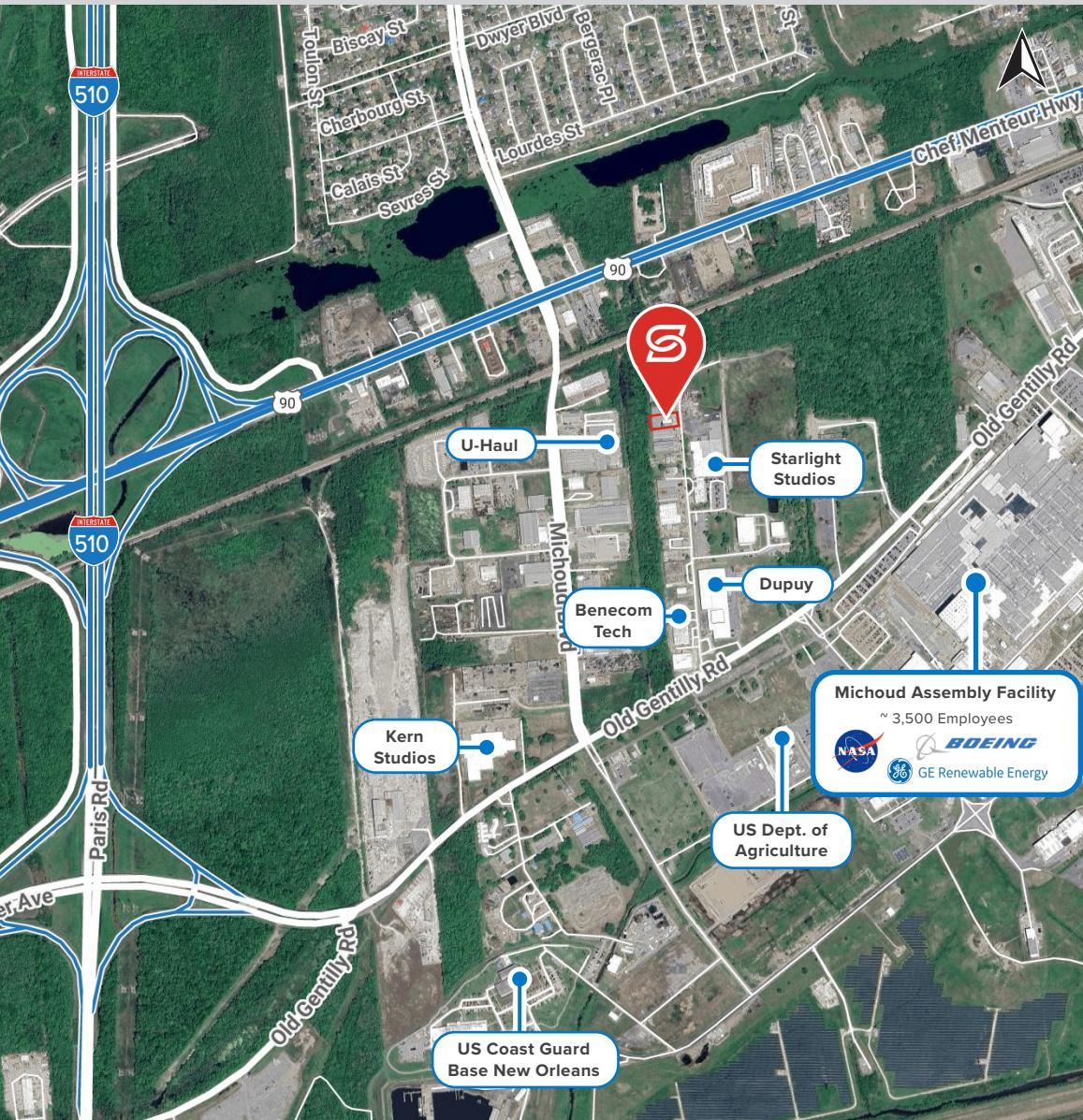
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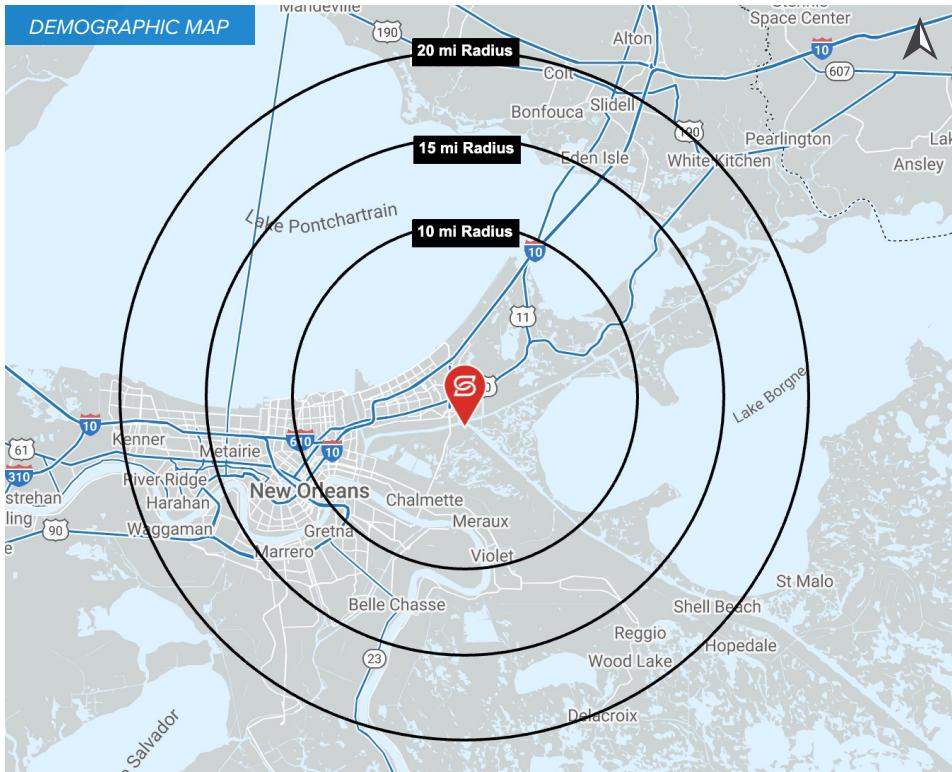
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## INTERIOR PHOTOS

## AREA MAPS

## DEMOGRAPHICS



10 MILE

15 MILE

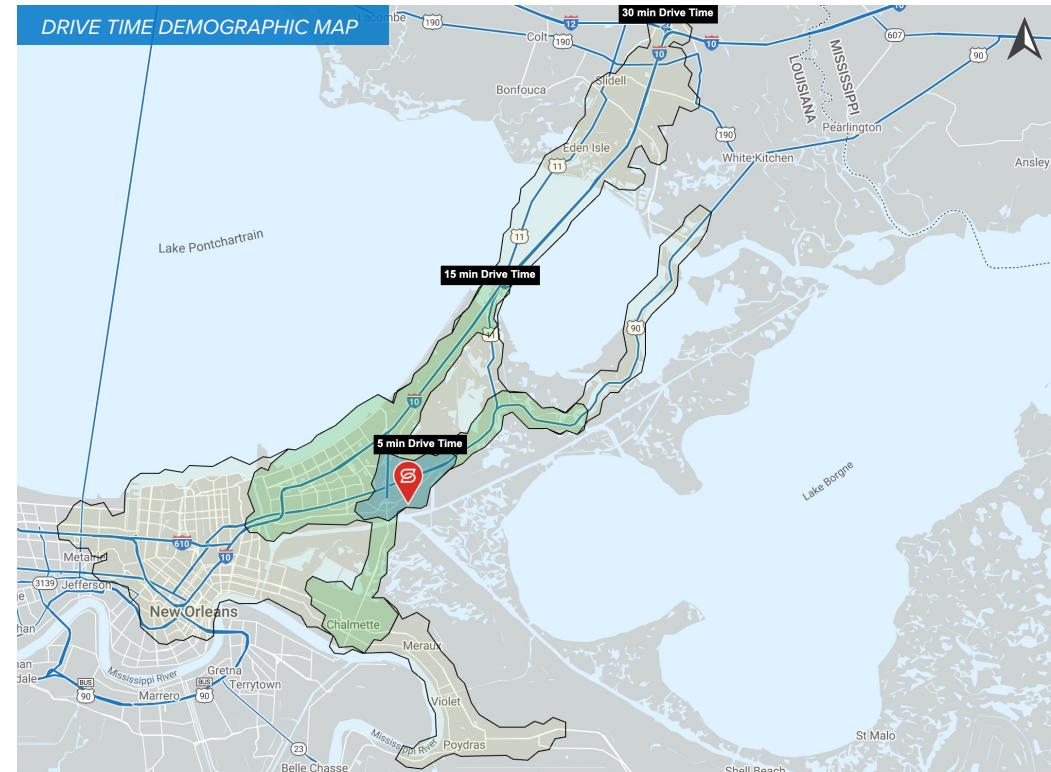
20 MILE



248,093

591,035

870,868



5 MIN

10 MIN

15 MIN



8,747

92,933

385,122



\$74,451

\$95,858

\$95,887



\$70,711

\$67,818

\$90,119