



GREAT INDUSTRIAL BUILDING OFF HWY-99

OFFERING SUMMARY

Sale Price:	\$2,850,000
Lease Rate:	\$0.50/SF NNN
Building SF:	28,500 SF
Available SF:	20,000 SF including office
Lot Size:	2.93 Acres
Zoning:	LI
Clear Height:	20'
Power:	277/480 volt, 3 phase

PROPERTY OVERVIEW

28,500 SF industrial building with paved and gravel yard, outside storage and abundant staging. The warehouse is 26,256 SF and the first floor office is 2,244 SF.

PROPERTY HIGHLIGHTS

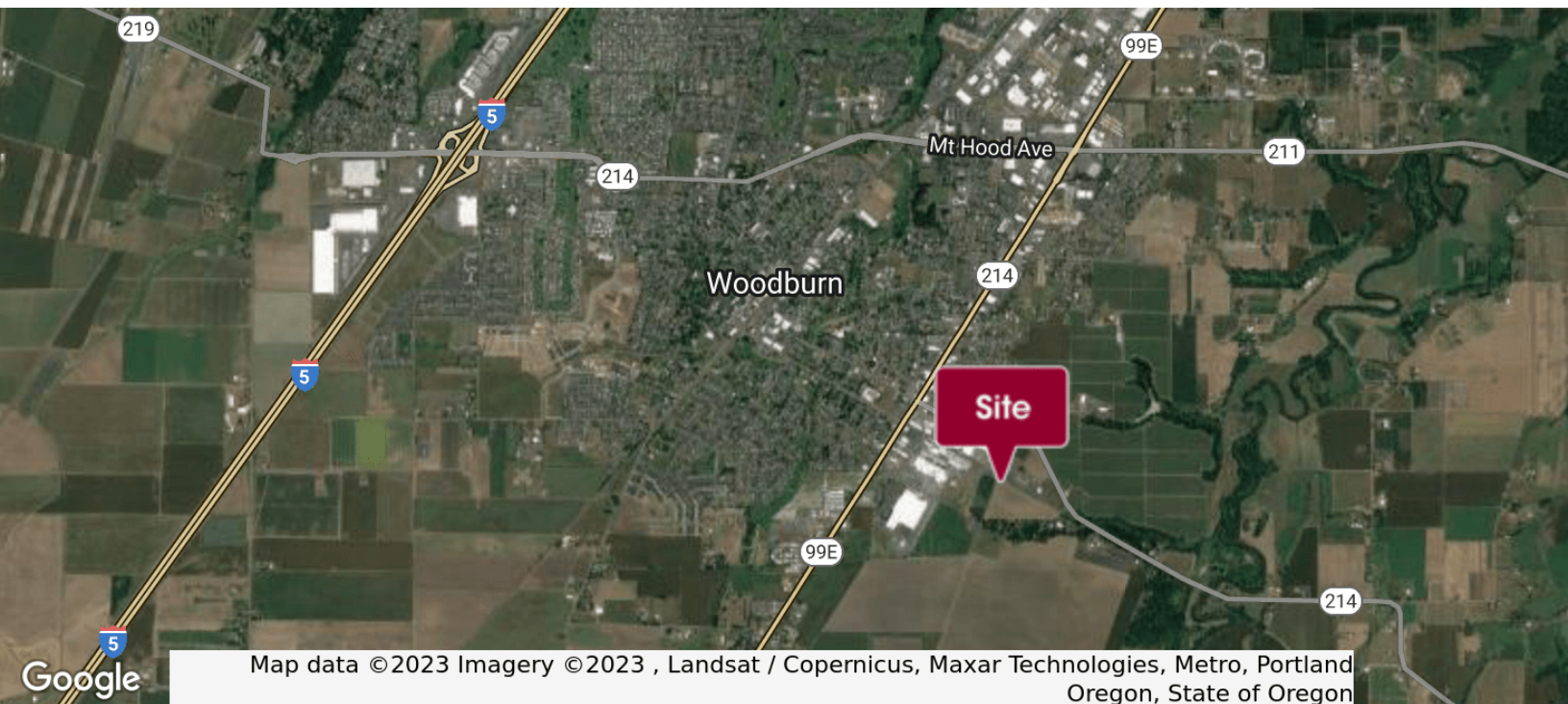
- Dry sprinkler system
- Gas space heaters
- Large covered dock high loading
- Three 14' x 12' overhead doors
- Six truck capacity at loading area
- Rail access
- New roof completed in 2019



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FOR SALE OR LEASE

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