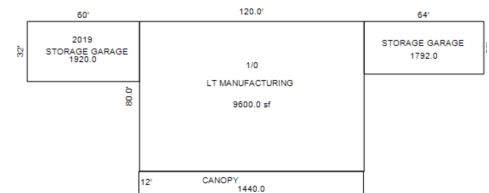


3201 E River Rd NE | Industrial

\$1,400,000

- Highly leasable warehouse space, office facilities, and outdoor storage available on the property.
- Designed for multiple businesses to coexist seamlessly, providing a conducive environment.
- Ideal for establishing and growing your business.



PROPERTY FACTS

Sale Price:	\$1,400,000
Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	13,312 SF
Available SF:	13,312 SF
Lot Size:	65,886 SF
Number of Units:	1
Price / SF:	\$105.17
Year Built:	1965
Zoning:	MXG
Traffic Counts:	2,650



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