

**WAREHOUSE
FOR SALE**



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RARE STANDALONE WAREHOUSE

SALE PRICE: \$1,150,000

PRICE/SF: \$292/SF

3,936 SF Building Total

PROPERTY FEATURES:

- Built in 1987
- 0.14 Acres Land
- Onsite Parking Alongside & Behind Building: 7 Stalls
Free Street Parking (No Time Limits): Up to 55 Stalls
- 500 SF Fenced Yard Area, Can be Converted to 3 Additional Parking Stalls
- Immediate 1 Minute Access to I-5
- Clear Span Warehouse



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

PHOTOS



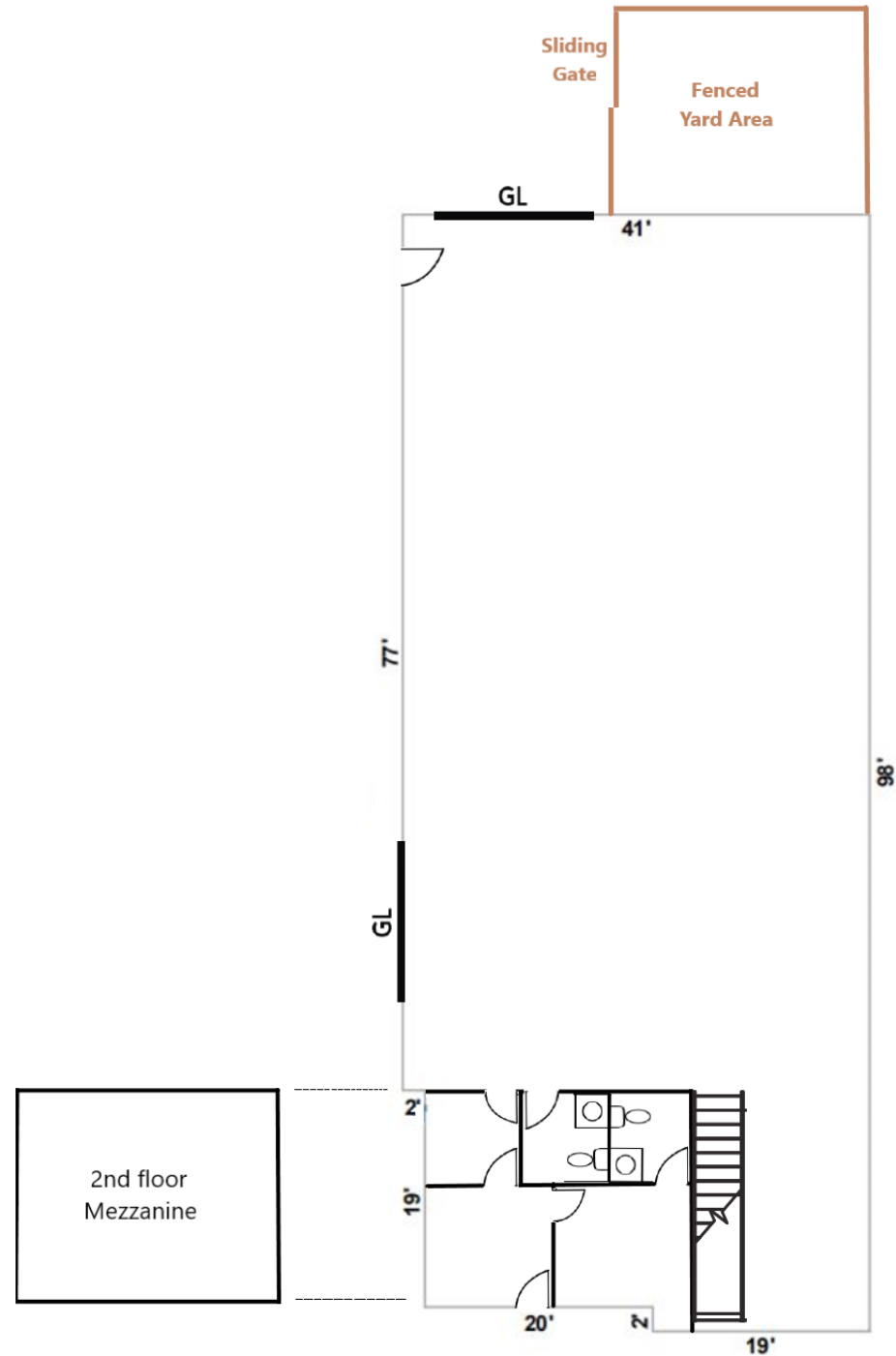
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FLOOR PLAN

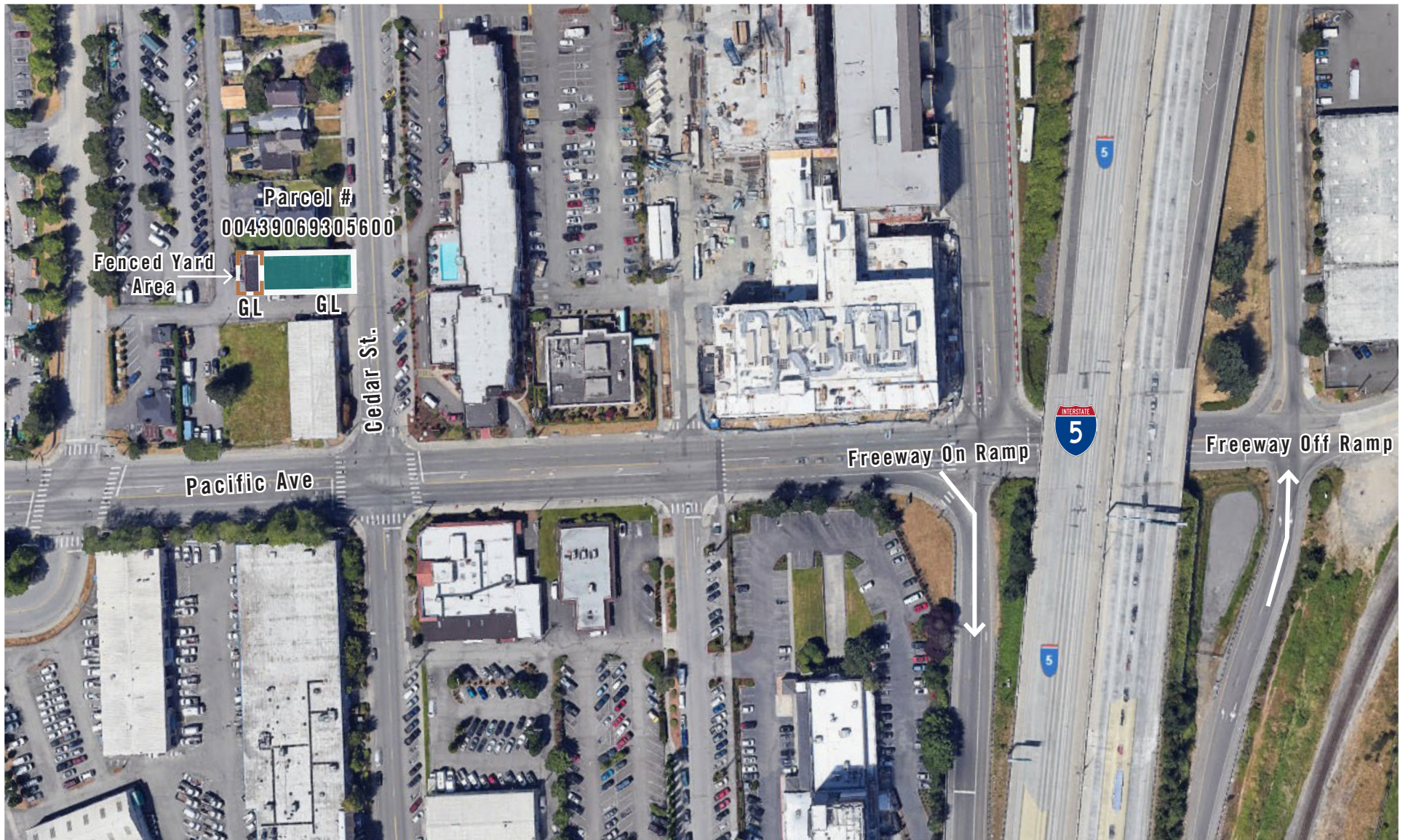
3,936 SF Available

WAREHOUSE FEATURES:

- 16' Clear Height
- 2 Grade Level Rollup Doors
 - Side of Bldg: 12' W x 12' H
 - Back of Bldg: 14' W x 12' H
- Electrical: 600 amps of 120/208/240 voltage, 3 Phase
- Building has Natural Gas
- Compressed Air Line with Outside Cage for Holding Compressor



PARCEL MAP



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LOCATION MAP

