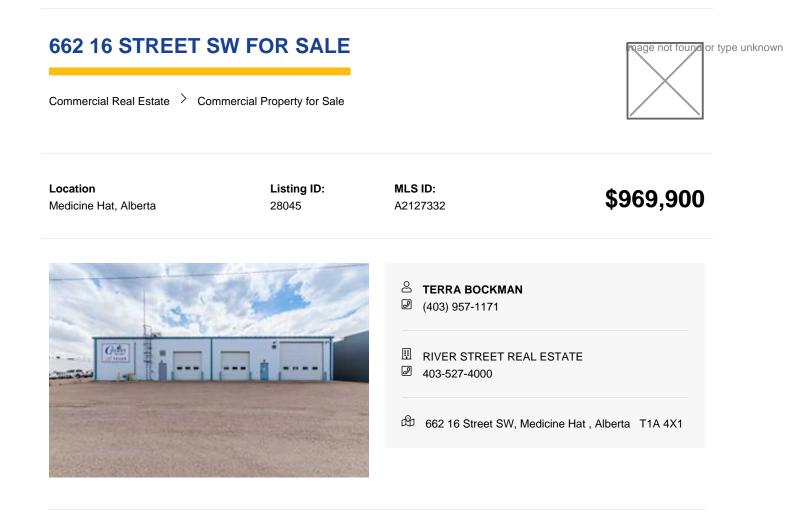


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Transaction Type For Sale	Days On Market 488	<b>Zoning</b> I-B
Subdivision	Year Built	Structure Type
South West Industrial	2002	Institutional
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	3420AH
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
8000.00	743.22	n/a
Restrictions	Reports	

None

None Known

Explore endless possibilities with this 8,000-square-foot industrial building in a prime location! Step into the main building, where there is a spacious retail/showroom area, complete with a front desk, private office spaces, a meeting/coffee room, and two bathrooms. There is a large mezzanine, ideal for inventory management or additional storage needs. The bay section of the building features two 12x12 overhead doors and two 18x16 overhead doors, arranged tandem-style. Additionally, find another bathroom and a dedicated technical area to accommodate diverse business requirements. Outside, a generously sized paved parking lot ensures ample space for staff and clientele. Situated in the bustling southwest industrial area, this property has high visibility for drive-by traffic, enhancing its appeal to businesses seeking prime exposure and convenience. Don't miss out on this amazing opportunity!

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