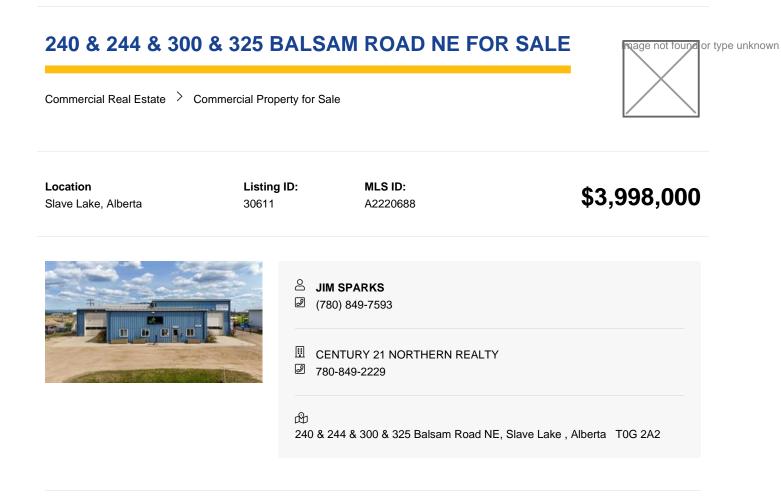


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Transaction Type For Sale

Subdivision NONE

Structure Type Industrial

Legal Plan 1120701

Lot Size (Sq. Ft.) 287931

Heating Natural Gas

Restrictions None Known Days On Market 65

Building Type Free-Standing,Mixed Use

Property Type Commercial

Building Area (Sq. Ft.) 14137.79

Lot Size (Acres) 6.61

Lot Features Level

Reports Environmental Phase 1,Rent Roll Zoning M2 / M4

Year Built 1993

Property Sub Type Industrial

Building Area (Sq. M.) 1313.43

Construction Type Concrete,Metal Frame,Metal Siding

Inclusions NA

6.6 Acres of prime industrial land with several shops including the main shop measuring 100 ft wide by 130 deep with seven 16 foot doors. Additional shops include an 80x120 transfer station, a 40 x 60 shop with three 14 ft doors, a small garage, and a 40 x 80 shop with three 14 foot doors. Inlcuded in the 6.5 acres is a vacant 1.05 acre lot currently used as storage. The opportunity is grand as it is, now factor in the long term national tenant who currently is on an open lease. Great reception and office area to top it off, opportunity is knocking now.

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