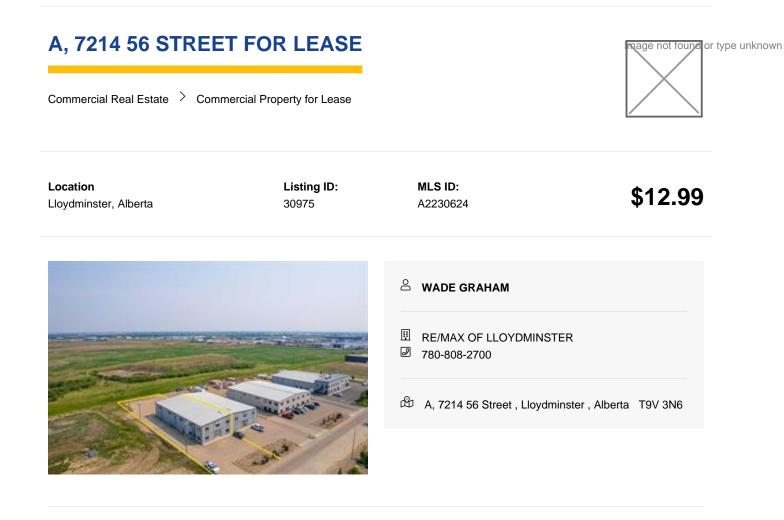


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Transaction Type For Lease

Lease Amount 12.99

Subdivision NONE

Structure Type Industrial

Legal Plan 1224253

Lot Size (Sq. Ft.) 21780

Cooling Central Air

Access to Property Direct Access

Reports Building Plans Title Fee Simple

Lease Frequency Annually

Building Type Warehouse

Property Type Commercial

Building Area (Sq. Ft.) 6000.00

Lot Size (Acres) 0.50

Heating Floor Furnace,Natural Gas,Radiant

Inclusions NA Days On Market

Lease Term Negotiable

Year Built 2014

Property Sub Type Industrial

Building Area (Sq. M.) 557.41

**Roof** Metal

Lot Features City Lot

Restrictions See Remarks

Introducing a prime industrial building conveniently located with easy access to highways 16 and 17. This 6000 square foot steel frame structure offers ample parking and is equipped with two 16' overhead grade doors, ensuring smooth operations for various industrial needs, thanks to its versatile I2 zoning. Inside, the air-conditioned space includes three well-sized offices, a welcoming reception area, and a space that can serve as a coffee room or boardroom, perfect for meetings or breaks. Additionally, the building features a mezzanine level that provides extra storage space, making it a practical choice for businesses looking for efficiency and organization. This property is ideal for companies seeking a functional and accessible location to thrive in a bustling industrial area. Whether you're setting up a new operation or expanding your business, this building is designed to accommodate a range of industrial activities.

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