



51,196 SF Industrial Building

Sale Price: \$2,950,000

Versatile property could accommodate a variety of uses and tenants including auto sales and service center, auto body/paint shop. Great property for construction, trades and service companies. Large fenced lot for company fleet parking, RV and boat sales. Current rental income in place from bus parking. Great exposure at the corner of Blair High Road and Crown Point Avenue, just minutes from I-680.

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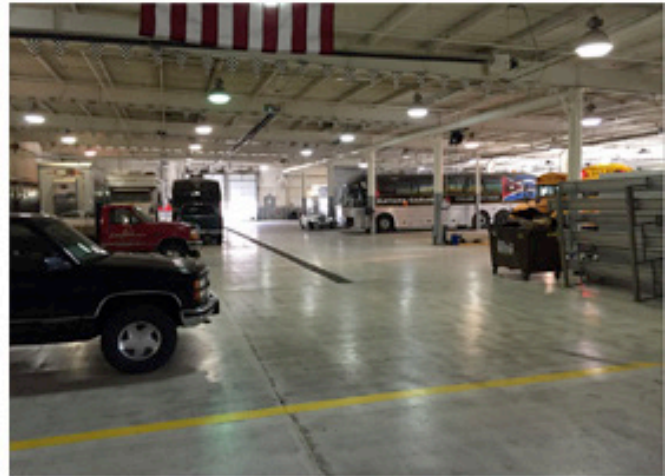
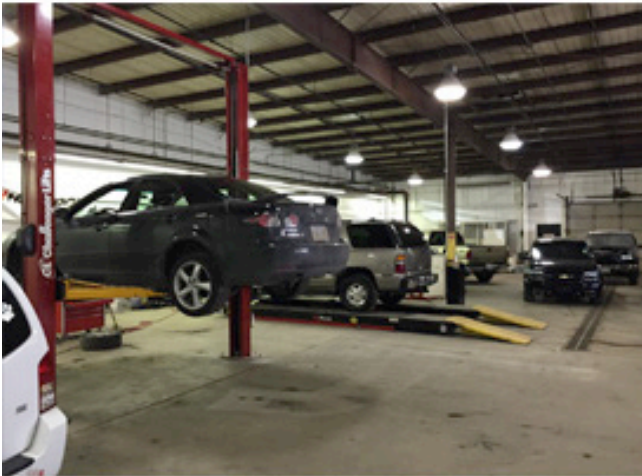
Availability

Sale Price	\$2,950,000
Price Per Square Foot	\$56.82
Total Vacant	100%
Building Size	51,916 SF
Office Mezzanine	10,000 SF +
Warehouse	41,916 SF
Year Built/Renovated	1972/2003

Property Highlights

Total Site Area	7.52 AC
Zoning	CC
Outside Storage	4.5 Acres, Paved, Partially Fenced
Building Construction	Steel
Roof	Standing Seam Metal
Clearance Height	16'
Power	3-Phase
Drive-In Doors	18
Heat	Office: Forced, Shop: Radiant
Fire Suppressant	Yes

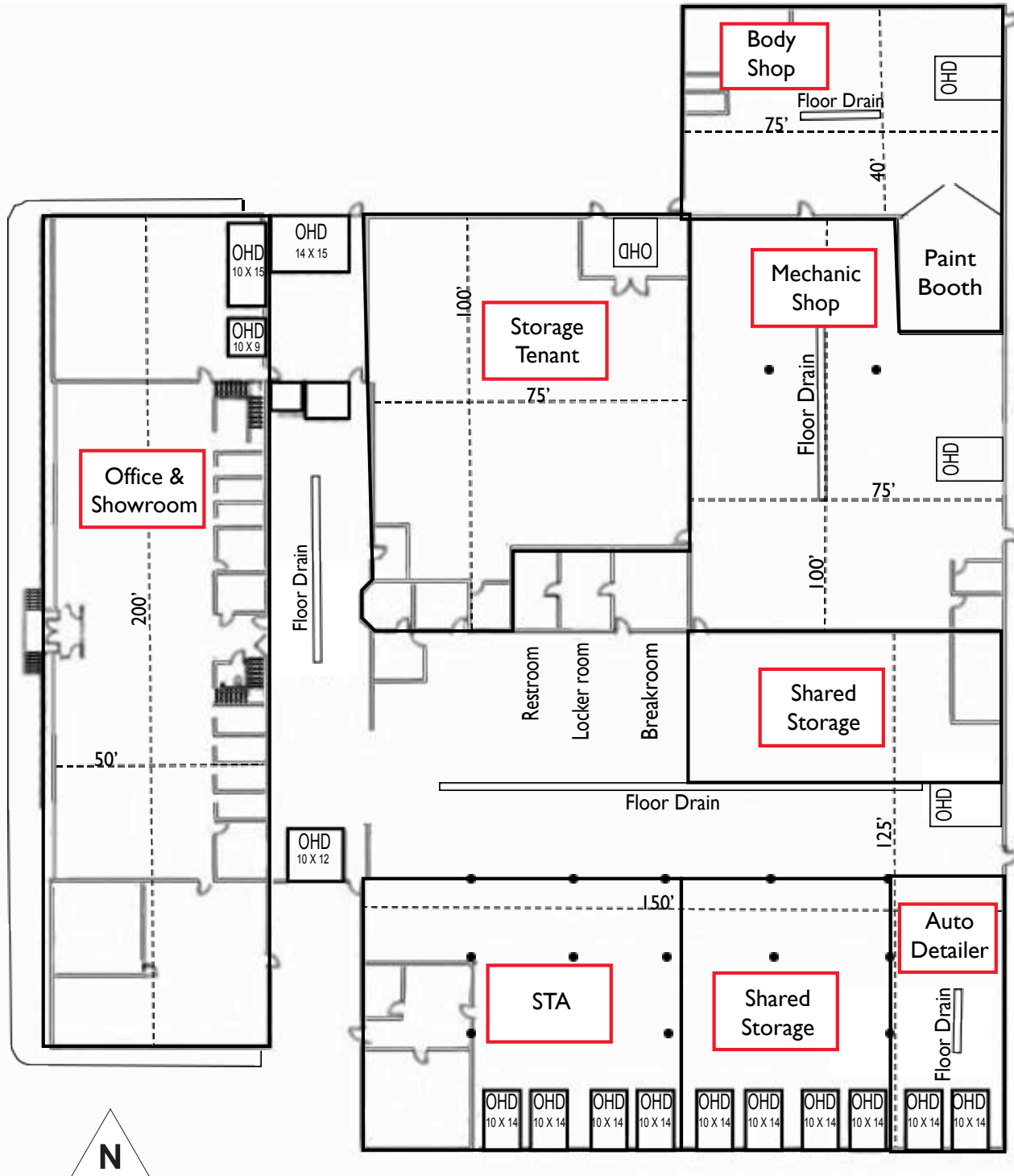
Property Photos



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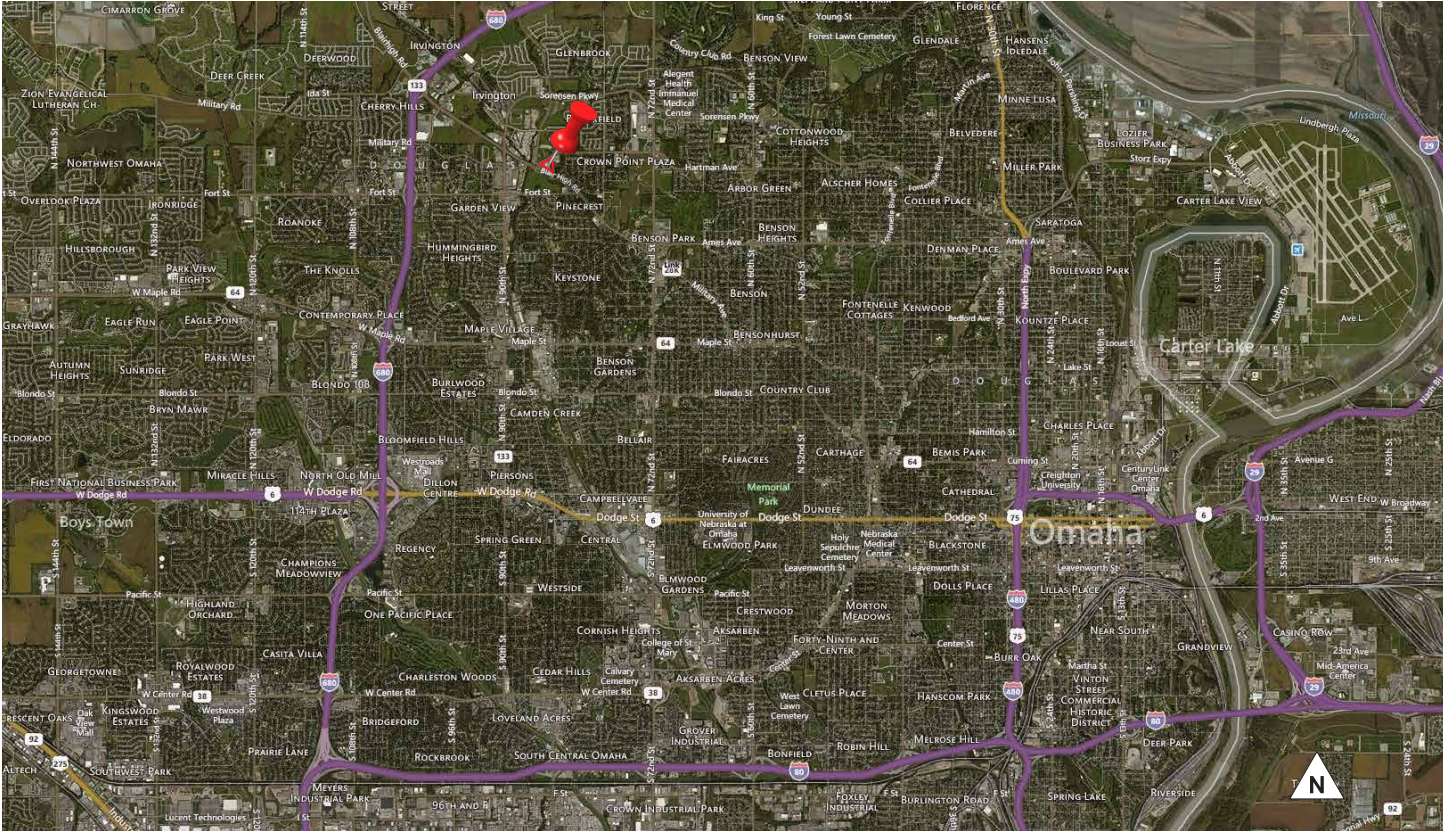
Floor Plan



Property Aerial



Aerials



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