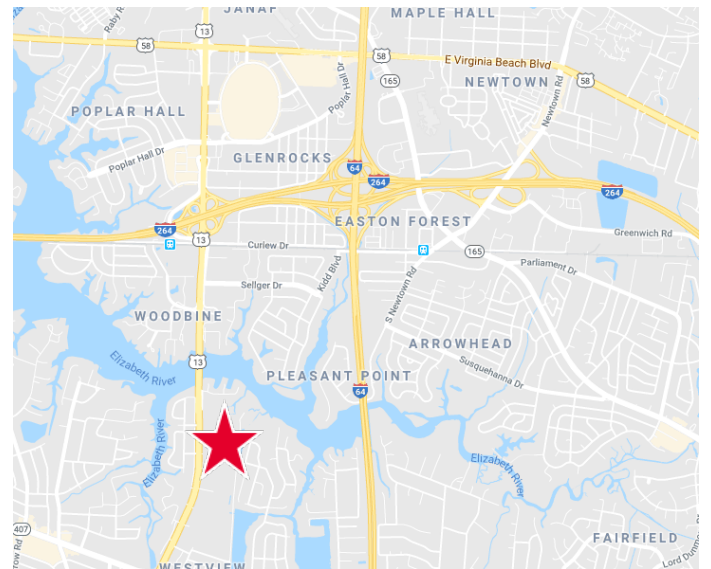




**Property Features**

- 15,780 SF former Freightliner Dealership and CTC truck and auto sales and service
- 3.277 acre site w/fenced stabilized yard
- Adjacent to 48 acre American Auto Auction
- 18' – 20' ceiling height in 8,000 SF service shop with 5 drive-thru bays and parts and storage area with waste oil and natural gas heat systems, grease system, and airlines throughout
- 5,300 SF of office on two floors with sales and administrative offices
- Zoned I-1 (light industrial) - Approved for new and used auto and truck sales and service (includes large and small trucks); 15' high monument sign on Military Hwy
- 47,000 VPD – 24 hour traffic count
- Lease: \$14,400 per month NNN (\$10.95 PSF)



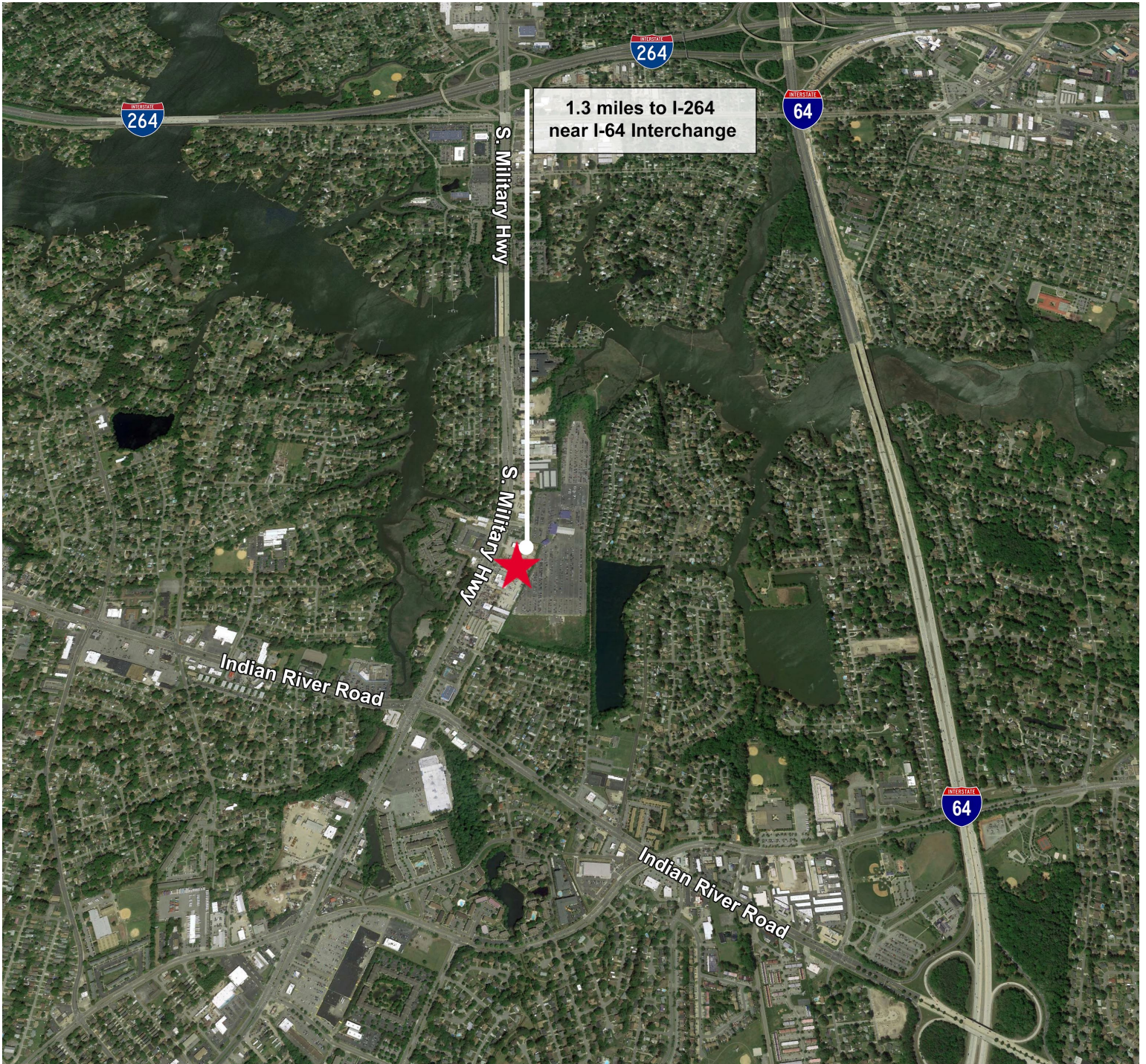
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**Specifications**

Building Size 15,780 SF  
 Offices 5,300 SF – on 2 floors  
 Service Shop 8,000 SF  
 Parts / Storage 2,480 SF

Electrical Service 3 Phase – 600 AMP Service (tenant to confirm power)

Doors Ten 14' x 14' grade level doors; 5 drive through bays; 80' in depth

Hoists Two manual travel hoists service most of shop area

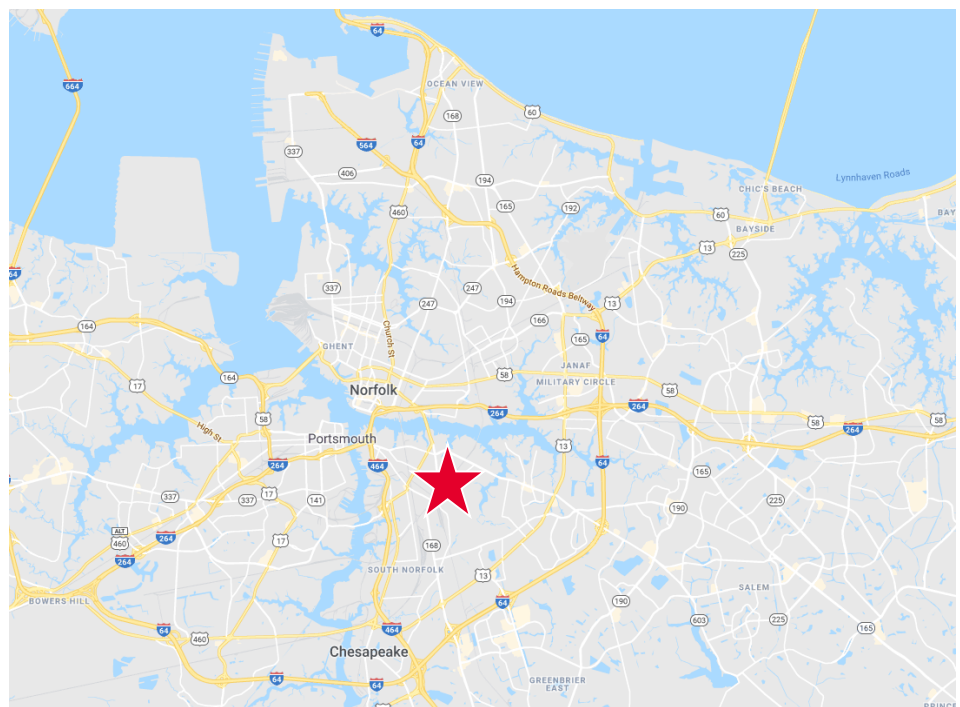
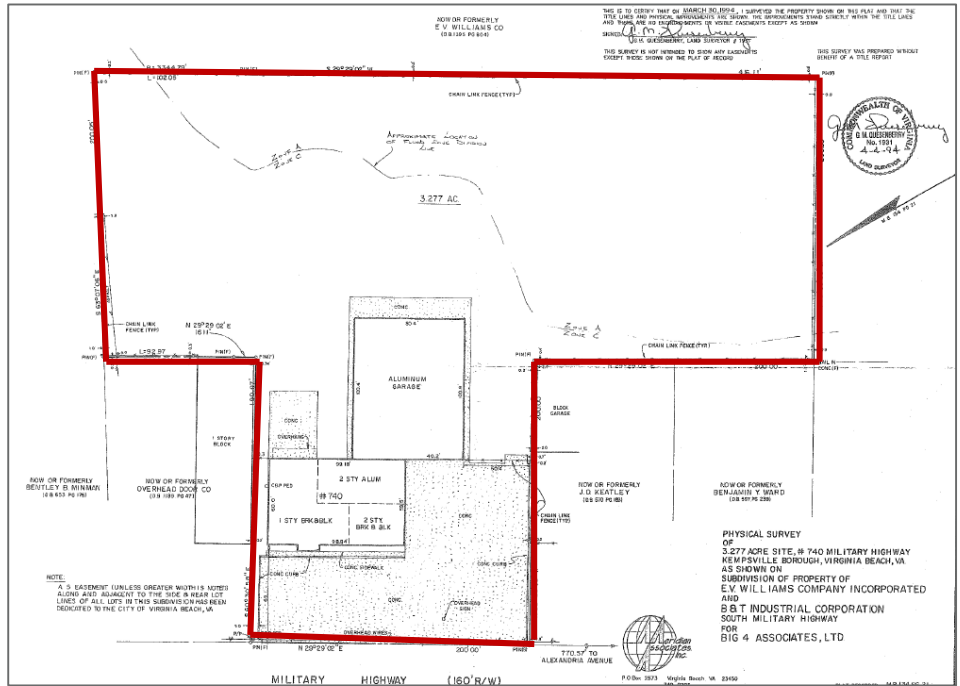
Year Built 1956 (Renovated 1980, front offices renovated in 2013)

Exterior Walls Block and metal panels with vinyl faced insulation; brick office exterior

Roof Metal and membrane office roof, replaced in 2003, and recoated with a silicone surface in 2018 (10 year warranty)

Occupancy Upon lease execution

- Additional Information
- Exhaust system for venting vehicle fumes
  - Exterior concrete paved steam cleaning area with oil/water separator
  - 2 new handicapped office restrooms on first floor
  - Additional restrooms serve shop area and 2<sup>nd</sup> floor offices
  - Offices are heated and cooled by forced air systems
  - City water and sewer
  - Security system
  - Survey available
  - Natural gas heat in shop as well as waste oil heat system
  - Phase I & II environmental inspections in 2013



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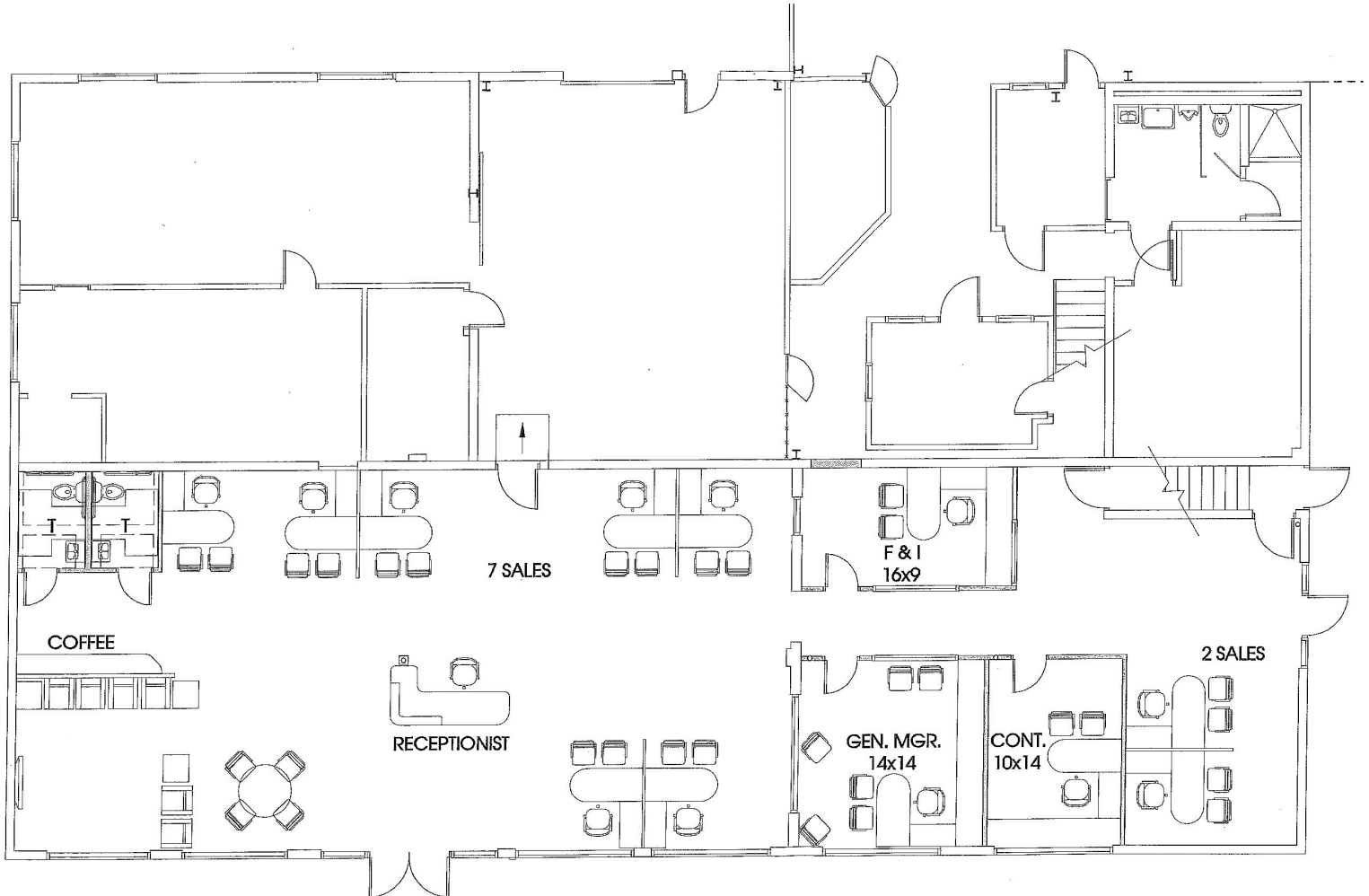
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FIRST FLOOR PLAN

8,045 SF Service Shop



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