



For Lease or Sale

±8,000 s.f. free standing building

Property highlights

- Total building area: 8,000 s.f.
- Office area: ±550 s.f.
- 4,000 s.f. building expansion possible
- Fenced outside storage: 1/4 acre
- Clear height: 20' at the eave
- Clear span warehouse: 80' x 100'
- 7" thick slab
- Overhead doors: Two 20' x 16' and two 18' x 16' remote operated doors
- Electrical service: 3 phase/ 460 amps
- Infrastructure in place for welding
- Close proximity to Hwy 225 (1/4 mile)
- Centrally located to Petrochemical Refineries
- Lease rate: \$0.85/s.f. NNN
- Sale price: Contact broker



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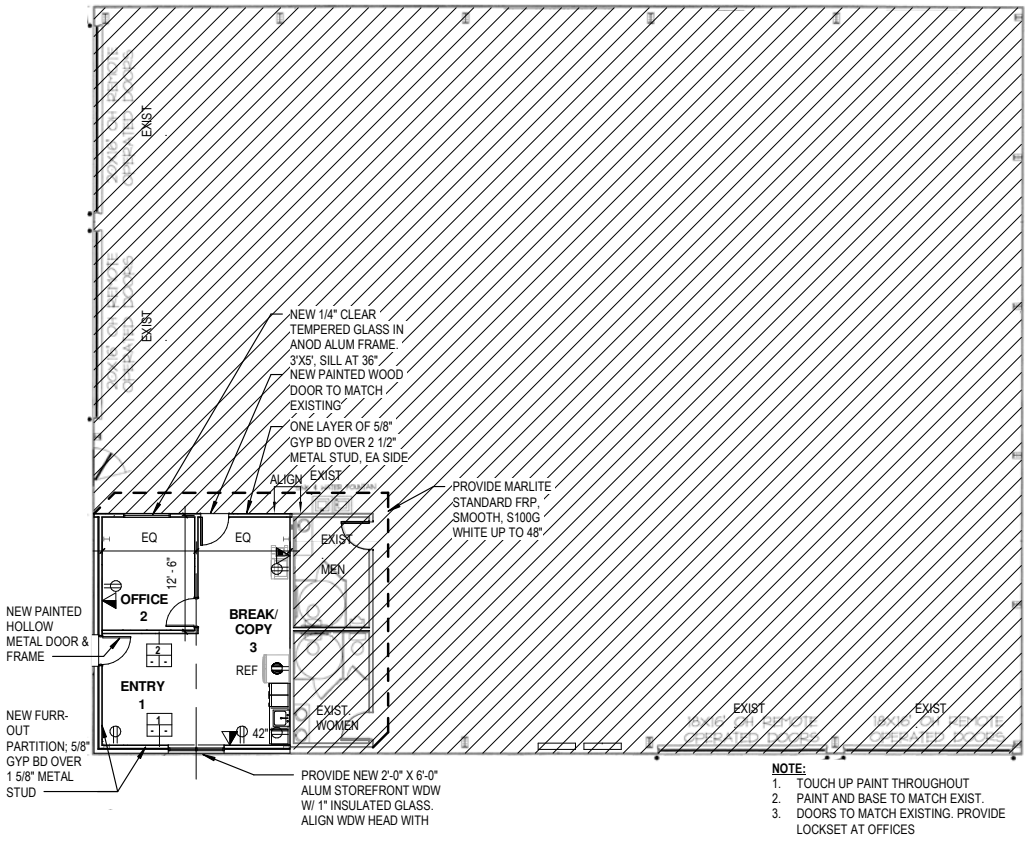
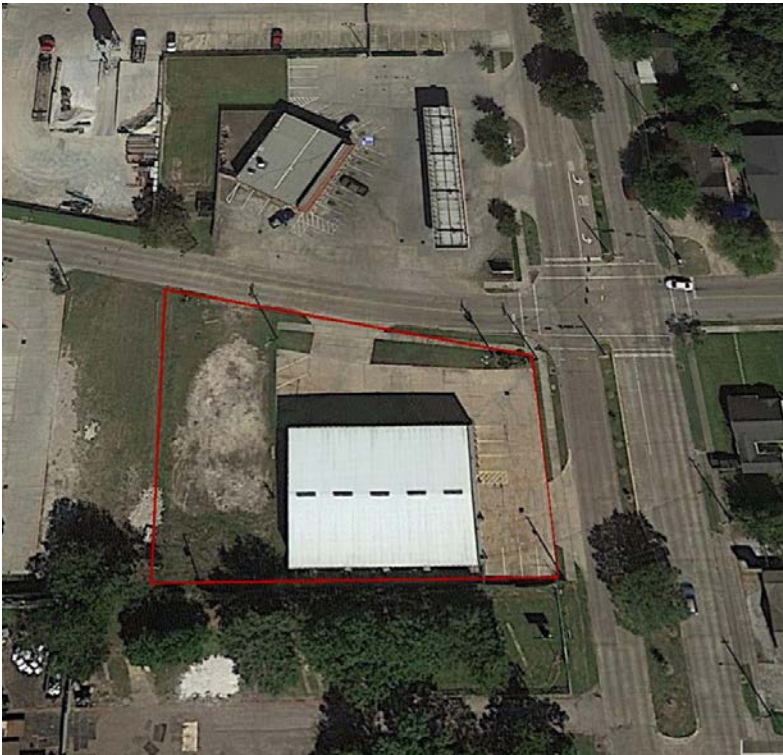
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