



FOR SALE

123 & 115 Munger @ Hwy. 225

City of Pasadena in Opportunity Zone



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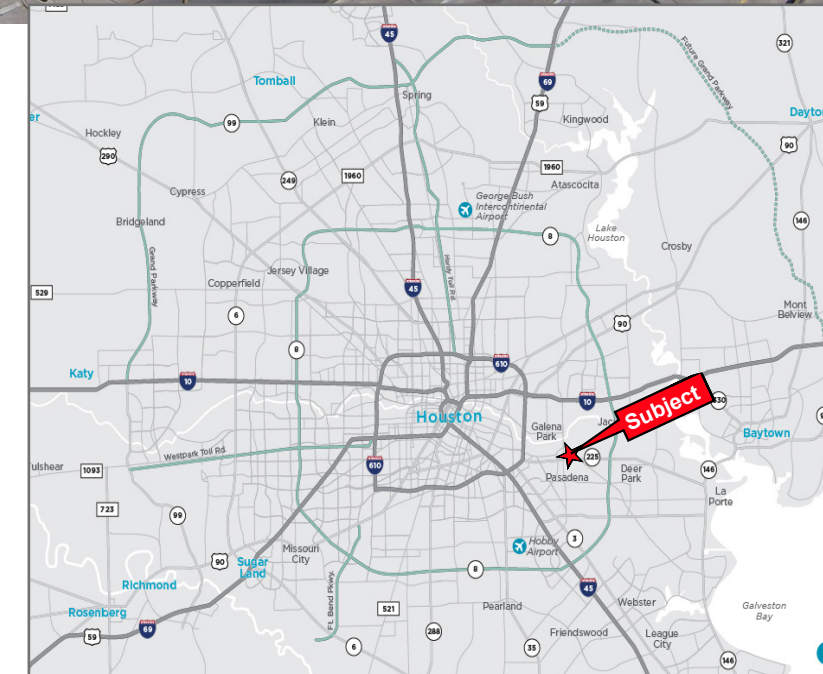


OFFICE / WAREHOUSE



Former HVAC printing facility
Total gross building area: 26,345 sq. ft.
27,643 sq. ft. of land
123 Munger: 13,435 sq. ft.
115 Munger: 12,910 sq. ft. (2 story)
Additional land and tear-down building included at 106, 108 and 102 S. Main St. across alley from building totalling 12,500 sq. ft.

Asking price: \$1,525,000



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123 Munger (former HVAC printing facility)

- 13,435 sq. ft. on 21,248 sq. ft. of land
- 1 dock well with leveler
- 1 grade level door
- Tiltwall, 12' to 20' clear, built 2003
- HVAC
- 480V, 2 phase, 800 amp service
- Free parking under Hwy 225

115 Munger (attached to 123 Munger)

- 12,910 sq. ft.
- 2 story with high finished apartment on 2nd floor
- 6,395 sq. ft. of land
- Clear height: 10'
- 1 grade level door



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