

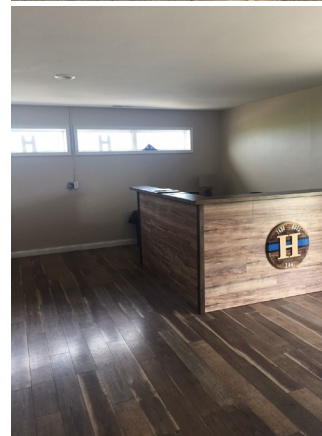
**12,500 TOTAL SQUARE FEET
ZONED I-L (LIGHT INDUSTRIAL)**

PROPERTY FEATURES

- 10,500 SF manufacturing / warehouse space
- 2,000 SF office space
- Heavy power: 600 amps, 480 volts, 3 phase
- Ceiling height: 14' – 20'
- LED lighting
- Heated warehouse
- 1 dock door (9' x 10')
- 1 drive-in door (14' x 18')
- 2.01 acres
- Sale Price: \$425,000
- Lease Rate: \$3.75/SF NNN
- Adjacent 3.3 acres available also



TAYLORSVILLE INDUSTRIAL PARK

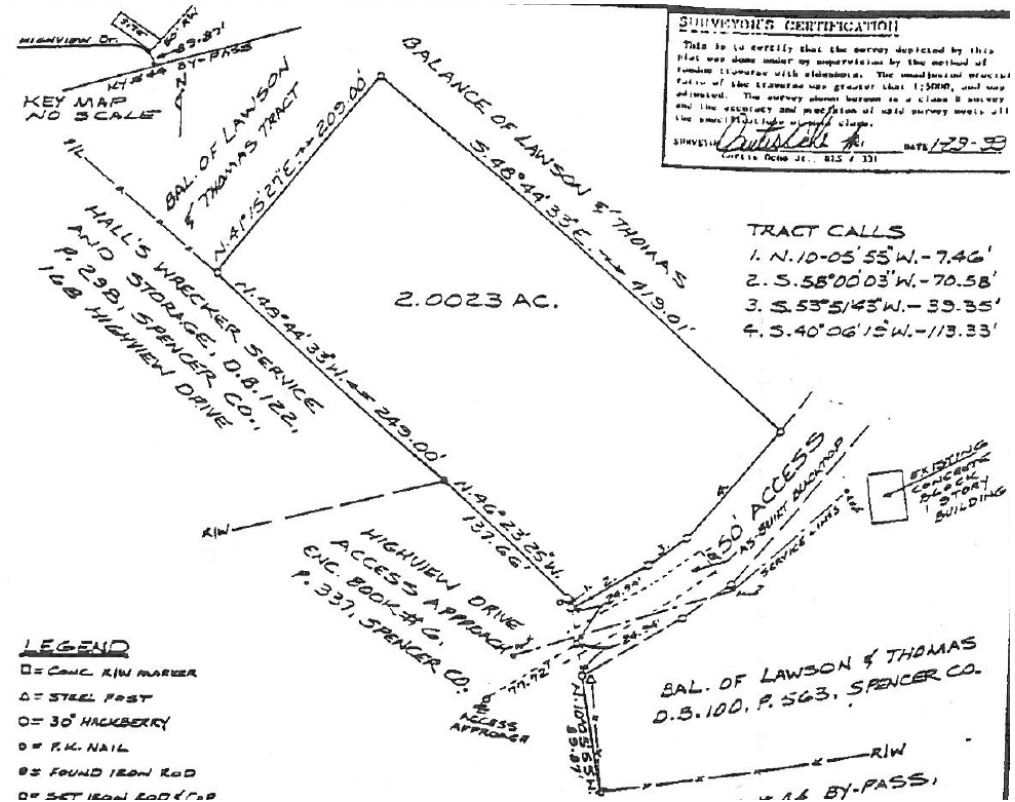


For more information, please contact:

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