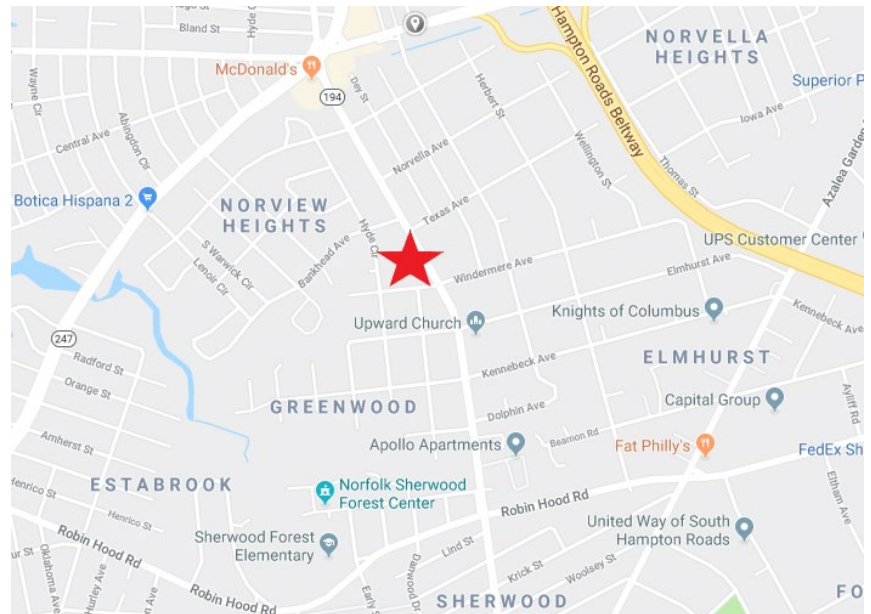




### Property Features

- 5,541 total SF:
  - ± 1,293 SF office space with bathroom
  - ± 4,248 SF warehouse space
- Three 8' x 8' grade level loading doors:
  - Two drive-through bays
- Single phase, 120/240 V electric
- 10'9" clear height
- C-C zoning (Community Commercial)
- Available for immediate occupancy
- **Sale Price: \$215,000 (\$38.80 PSF)**



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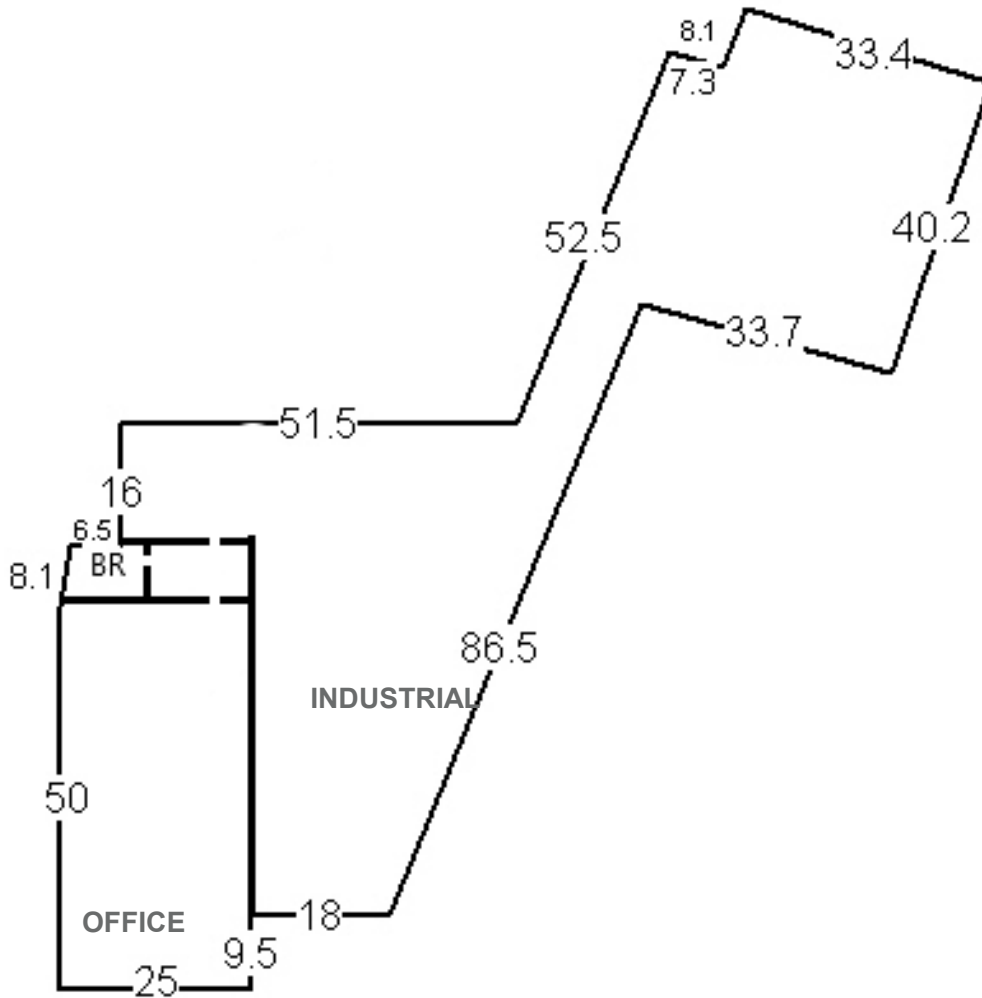
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**BUILDING PLAN**



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