

**ASKING \$1,995,000**



**PROPERTY FEATURES**

- Two buildings situated on 27 acres
  - Warehouse = 116,000 SF
  - Maintenance Garage = 3,840 SF
- 17 dock doors 9x8
- 22' clear in center ceiling height
- 16,000 SF high-bay area, 32' clear
- City water and sewer
- 3,500 AMP electric service . 3-phase available

- Gas radiant heat in warehouse
- Rooftop HVAC for office area
- Metal peaked roof

DETAILS	
BUILDINGS	Warehouse 116,000 SF Maintenance Garage 3,840 SF
LOT SIZE	27 Acres
TAX ID	162.03-1-40 and 162.18-1-48.2
ZONING	I-L and I-D
TAXES	\$83,996.63 (2017)

For more information, please contact:

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