



## Vacant Land Available

### Property Features

- Lot 4-Clement Norfleet Industrial Park.
- Approximately 35.85 acre site.
- 600,000 SF Dock high building pad in place - Ready to build!
- All infrastructure in place.
- Adjacent to UP Transload operation, JM Smucker, and Hino Motors.
- Less than 3 miles to I-40 / College Blvd Interchange.
- Zoning: I-1 Light Industrial.
- Lowest electrical, water and sewer rates in metro area.
- Contact agent for pricing.



For more information:

**Van Spear, SIOR**

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For Sale

35.85 Acres Site

