

BRAND NEW INDUSTRIAL WAREHOUSE AVAILABLE FOR SALE OR LEASE

**SELLER FINANCING AVAILABLE
LEASE TO OWN**



RENDERING

PROPERTY INFORMATION

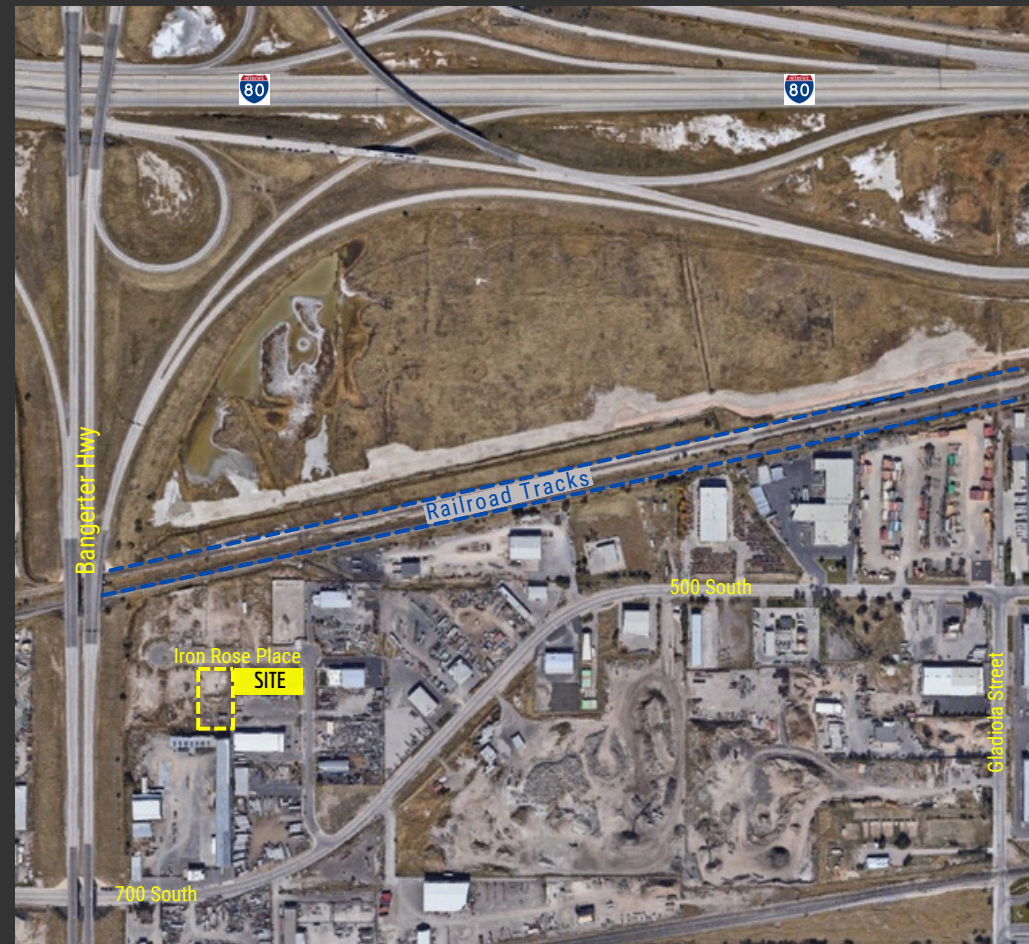
- 16,900 SF BRAND NEW WAREHOUSE ON CORNER LOT
- BUILD TO SUIT SPACE AS NEEDED
- BRAND NEW BUILDING; COMPLETED MARCH 2024
- MULTIPLE 20' X 14' GL DOORS
- CLEARANCE HEIGHT: 21'
- 3 PHASE POWER | 240 VOLT | 200 AMP
- ZONED: M-1 (LIGHT MANUFACTURING)
- SITE SIZE: 1.08 ACRES
- ADDITIONAL 1.01 ACRES AVAILABLE IF NEEDED
- HIGHLY VISIBLE WITH BANGERTE HWY EXPOSURE
- EASY ACCESS TO BANGERTE HWY AND I-80

PRICE REDUCTION! : FROM ~~\$4,999,998.00~~ TO \$4,700,000.00 | LEASE RATE: \$1.60/SF NNN

RENDERING



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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The information while not guaranteed, was obtained from sources we believe to be reliable.