



15,045 SF Industrial Warehouse Sale Price: \$2,100,000

Just over 15,000 SF of industrial warehouse space for sale. Property offers three dock doors and one drive-in door. Located just south of 72nd and L Street, with great visibility to 46,800 cars per day! Property does have billboard that is leased and generates \$850/month income. Available October 2022.

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Availability

Sale Price	\$2,100,000
Price PSF	\$139.58
Total Available	15,045 SF
Building Size	15,045 SF
Year Built	2002
Zoning	General Industrial (GI)
Total Site Area	0.7 AC
Date Available	October 2022

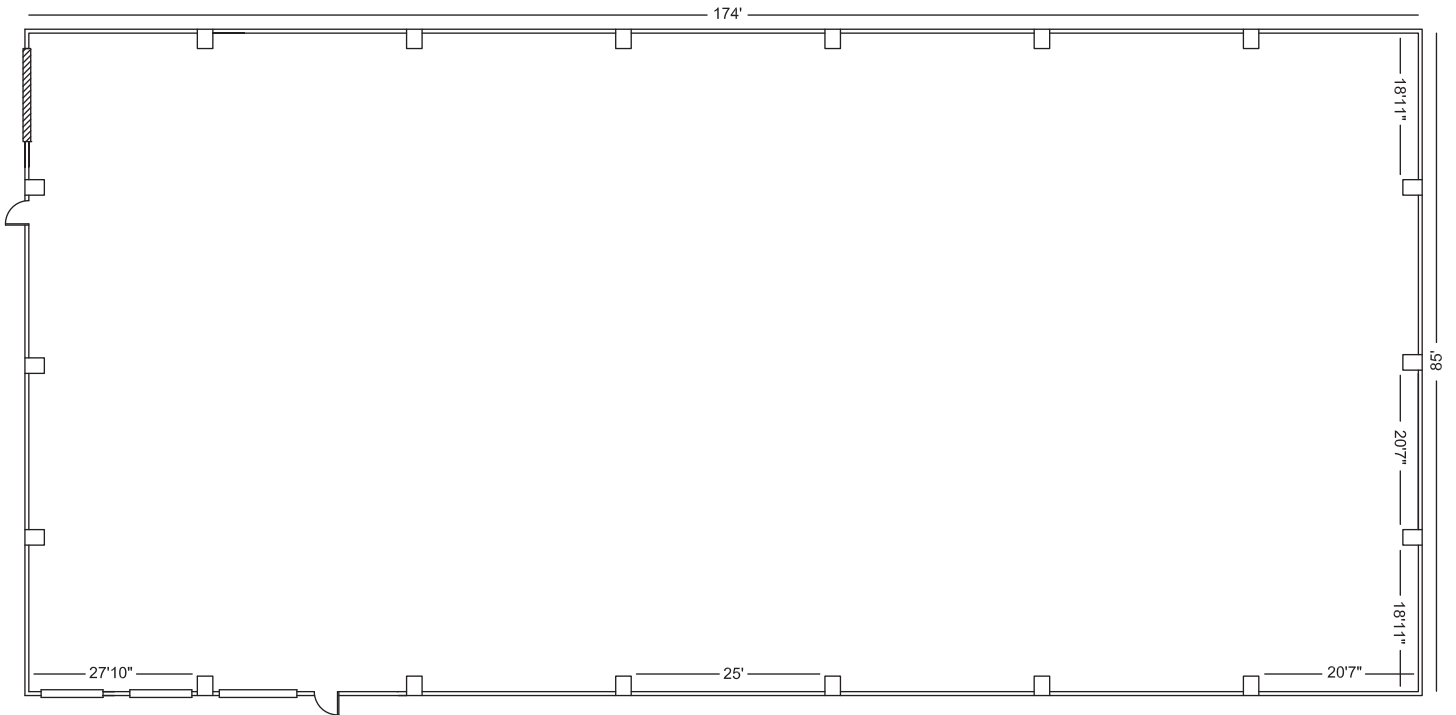
Property Highlights

Building Construction	Pre-engineered
Roof	Metal
Clearance Height	31'
Heat	Gas forced air
Drive-In Doors	1
Dock High Doors	3
Sprinkler System	No
Traffic Counts	46,800 EADT
Real Estate Taxes	\$16,725/year
Operating Expenses Total (Owner is self-insured)	\$2.05 NNN
Utilities	MUD: \$534/month OPPD: \$280/month

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Floor Plan



** Floor plan measurements are approximate and are for illustration purposes only.

