

OFFERING SUMMARY

Price:	Sale—	\$1,200,000
	Lease Rate —	\$11,000/ month (NNN)
Size:	28,264+/- SF	
	5.92+/- Acre Lot	
Zoning:	HI— Heavy Industrial	
Traffic Count:	18,250+ AADT	

PROPERTY DESCRIPTION

This property is zoned HI (Heavy Industrial) and consists of 2 Industrial buildings. Both buildings equal to a total of 28,624+/- SF. Having been built in the 1960's, they have since been renovated and updated. The property is outlined with a perimeter fence, exterior flood lighting allowing for a 24 hour work environment, as well as having a security camera system. The site also has rail access. The buildings include 18 ft wall high roll doors, loading docks, sprinkler systems and a fully operational 90 ft, 135 ton truck scale with operational software purchased new, last year for \$120,000. An additional \$100,000+ was spent last year expanding a reinforced concrete work area. This property is located in a Federal Opportunity Zone which offers employer and tax incentives.

Information is deemed reliable but not guaranteed





