

New Construction Industrial Space for Sale/lease

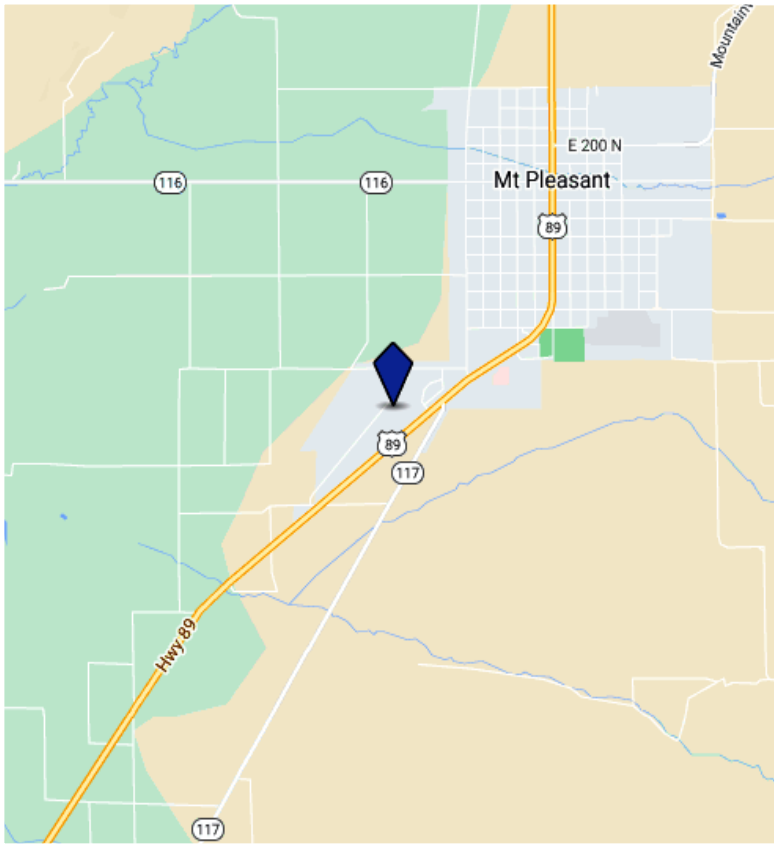


- For Sale or Lease
- Two (2) 4,000 Sq. Ft. Warehouses
 - Building 1: 4,000 Sq. Ft. - Available
 - Building 2: 4,000 Sq. Ft. - Leased @\$0.70NNN
- Purchase Price: \$170.00 PSF
- Lease Rate: \$0.80 PSF NNN
- NNN: \$0.20 PSF
- New Construction: 2022
- 3 Phase Power, 240 Volt, 200 Amp Per Building
- Four 14' X 14' Grade Level Doors
- Four (4) Units Two (2) Units Per Building
- Clear Height: 15'
- 5 Graded & Graveled Parking Stalls
- Zones for Light Industrial
- Construction: Metal
- Yard Available: 1.5 Acres
- Great Visibility on highway 89
- Easy Access to Highway 89
- Perfectly Sized for any business: Auto Repair, Dealer, Construction, Plumbing Contractor

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