

Lease Details: **10,400 SF**

Lease Rates: **\$11.50 / SF**

NNN Rates: **\$2.15 / SF**

Lot Size: **Approx. 2 acres**

Sale Details: **10,400 SF**

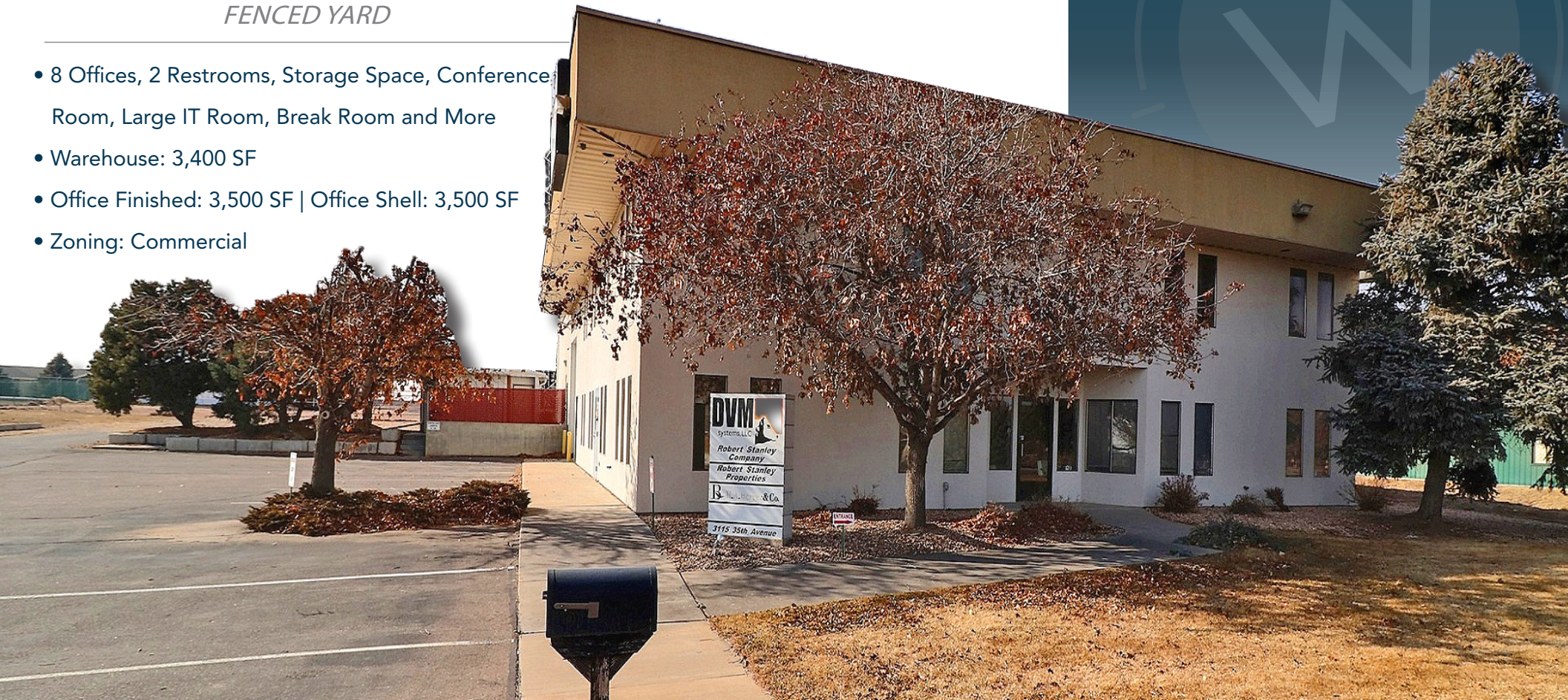
Sale Price: ~~\$1,514,286~~  
**\$1,360,000**

\$ / SF: ~~\$145.60 / SF~~  
**\$130.77 / SF**

Lot Size: **Approx. 2 acres**

*INDUSTRIAL / FLEX PROPERTY -  
FENCED YARD*

- 8 Offices, 2 Restrooms, Storage Space, Conference Room, Large IT Room, Break Room and More
- Warehouse: 3,400 SF
- Office Finished: 3,500 SF | Office Shell: 3,500 SF
- Zoning: Commercial





# PROPERTY FEATURES

- Building Size: 10,400 SF
- Lot Size: 2 acres
- Drive In Doors: 5 (2 - 14'14') (3 - 10'x10')
- Clear Height: 16'
- Fenced Yard
- Power: 480V; 600 AMP; 3 Phase
- Data: Multiple Redundant Fiber, High Speed Internet
- Backup Generator
- Water Tap: 1"
- Zoning: CL
- Parking: 18 (Asphalt)
- 3 outbuildings that total 1,484 SF
- High Traffic Visibility: 32,527 VPD



**WHEELER**  
Properties

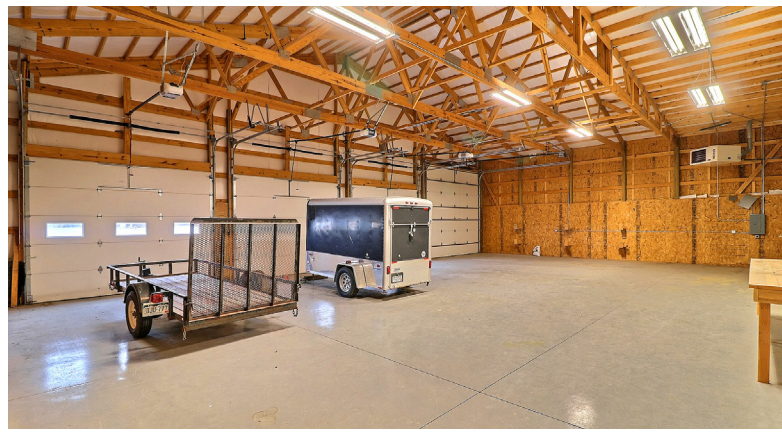


# OFFICE PHOTOS



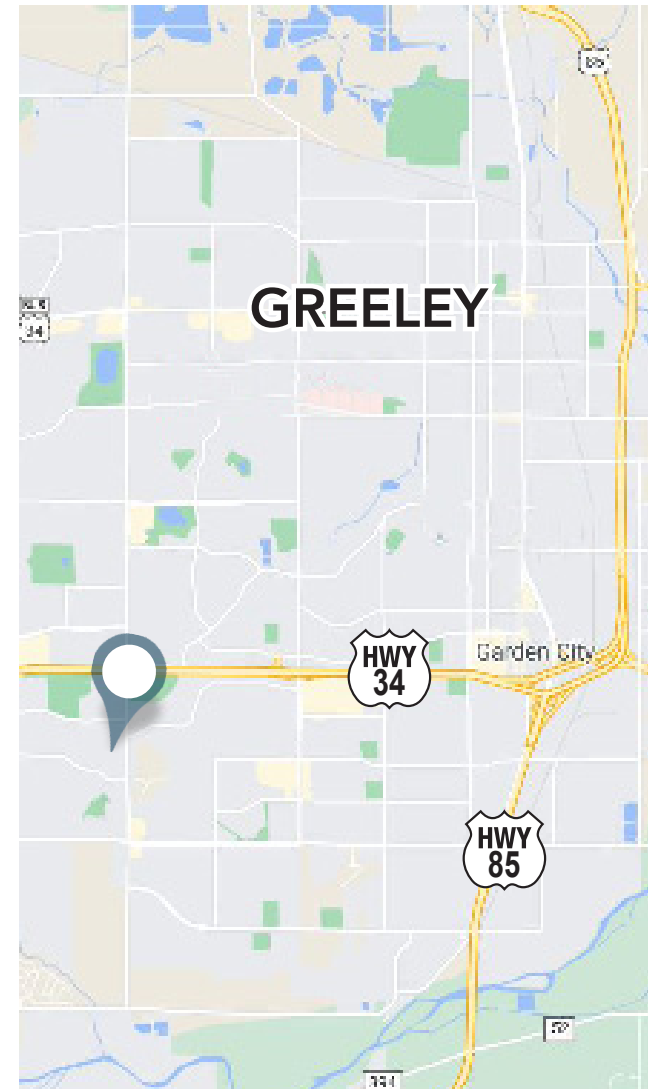


# WAREHOUSE PHOTOS





AREA MAPS



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

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