

**CENTRALLY LOCATED  
 WAREHOUSE**



**Total 3,986 SF Available in Two Buildings**  
**Lease Rate: \$3,340 (84¢ / SF) Per Month Gross**

**Property Details**

Office SF	±812 SF
Ceiling Height	14'
Loading	1 Grade level door
Power	400 Amps, 120/240 Volt
HVAC	AC (Office), EVAP (Warehouse)
Construction	Block
Year Built	1956 (office - remodeled), 2010 (warehouse)
Lot Size	30,069 SF (0.69 Acres)
Zoning	I-1, Light Industrial
Parking	6 spaces, plus large yard

**Property Highlights**

- Industrial building, separate office, and fenced yard
- Centrally located near Grant and I-10
- Located in the Opportunity Zone



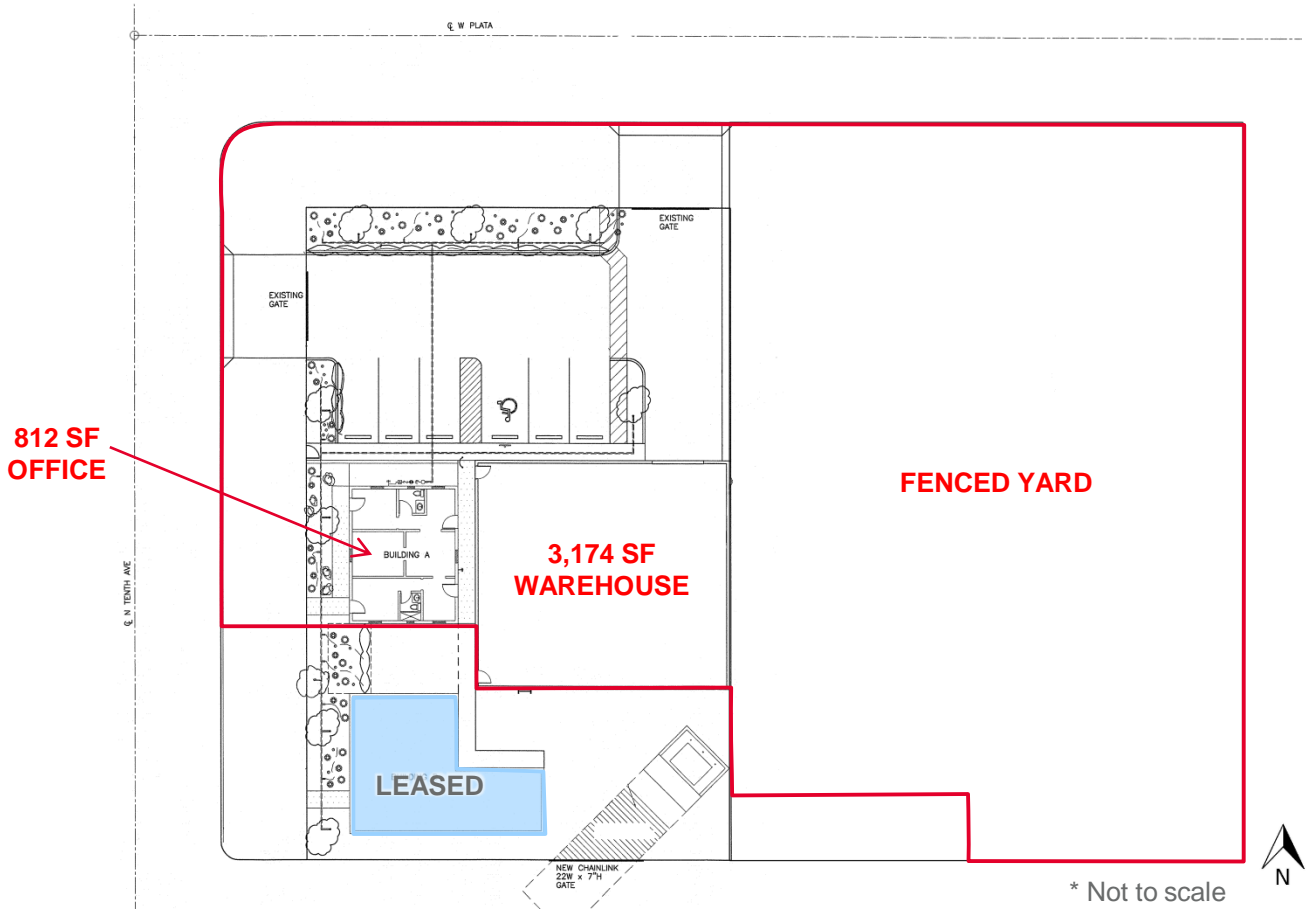
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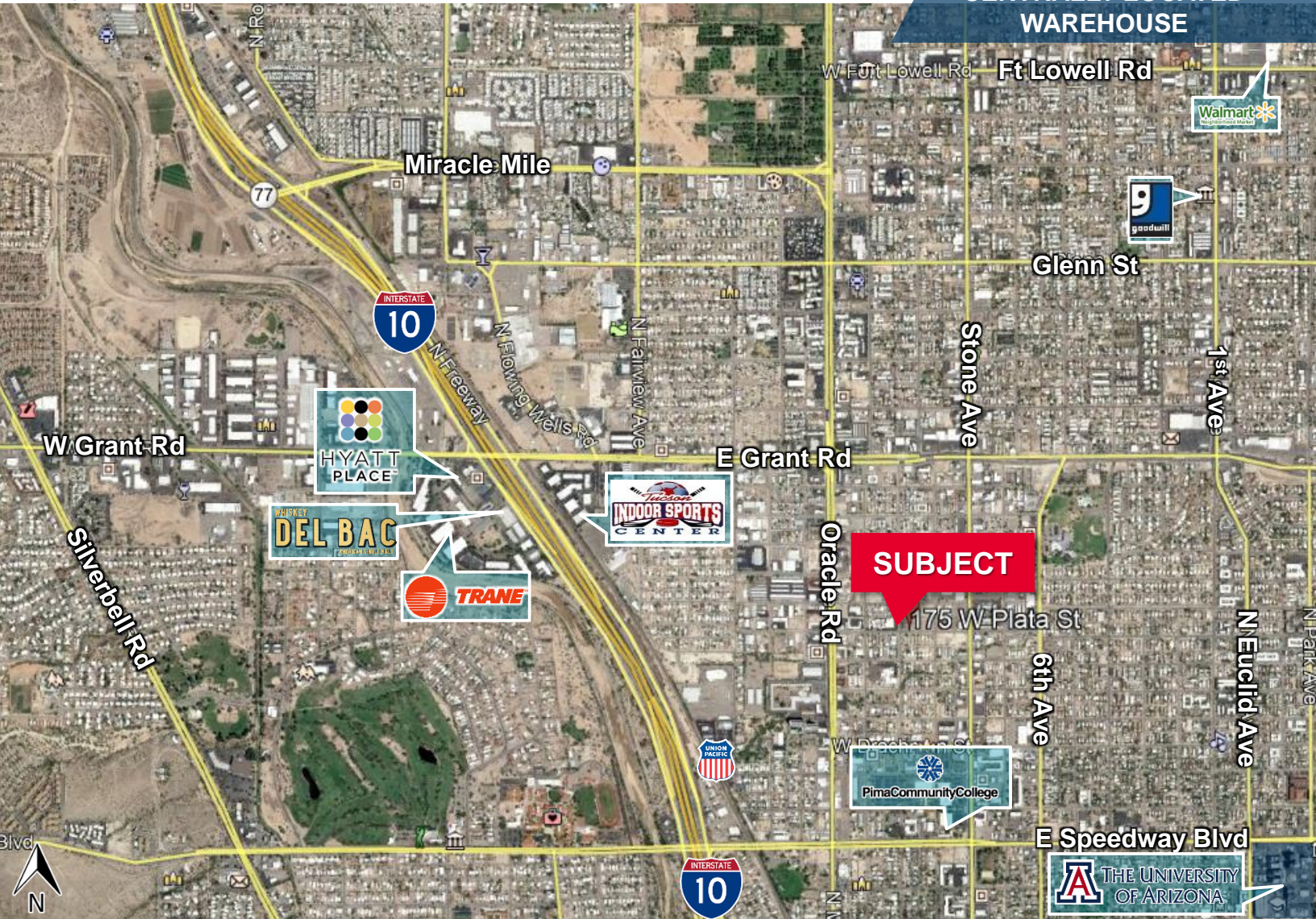
Site Plan & Property Photos

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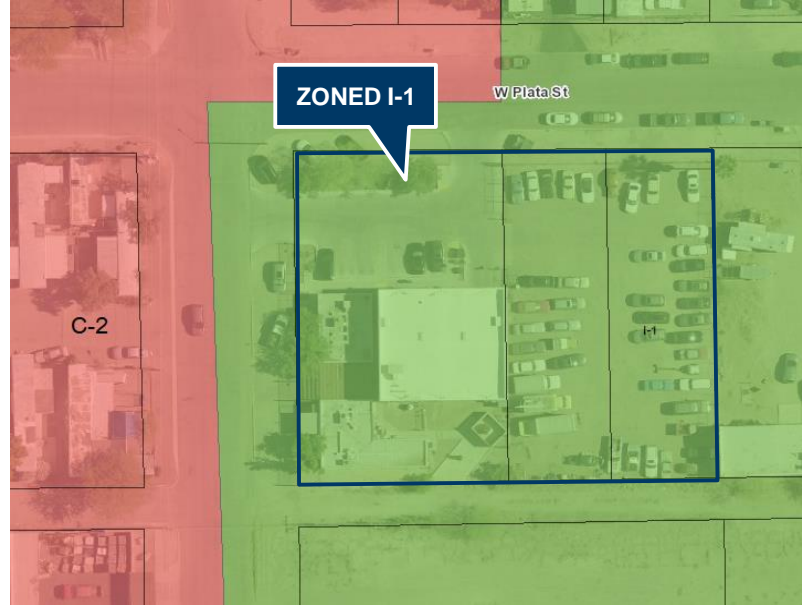


Maps

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Zoning



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