



## Warehouse with Office



**BUILDING SIZE:** 8,906 sf

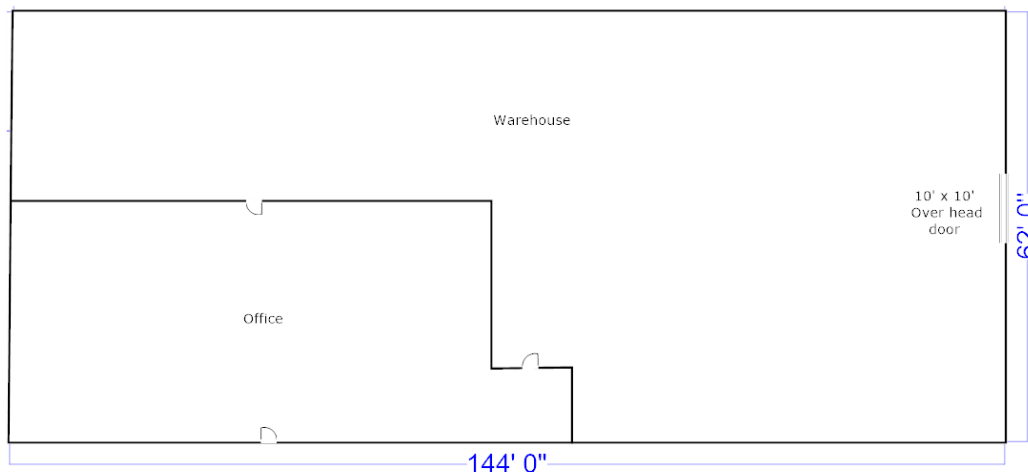
**YEAR BUILT:** 1989

**LOT SIZE:** 17,935 sf

**ZONING:** LC - Light Commercial

**LEASE RATE:** \$3,300/month + NNN (taxes and insurance = \$550/mo.)

- Central location, just one block off I-40 and directly behind Joe Daddy's restaurant.
- Very nice office/warehouse
- Consists of roughly 2,500 sf office and 6,400 sf warehouse
- Clear span insulated warehouse with 14' sidewalls and 19' peak in the center
- Warehouse is heated with 10' x 10' grade level overhead electric door. Door could be expanded if needed.
- Office area is nice with entry, secretarial area with sliding glass window and built-ins, copy room w/ built-ins, large work area with built-in desks and cabinets, 2 large private offices, conference room, kitchen/break room with sink, 2 restrooms, and storage.
- 12 parking places



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

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