

\$7.00 - \$20.00 ft NNN

Retail with Warehouse

2636 Available as 5000sf Retail or 11,000sf Retail/Warehouse
2640 Available as 9400sf + Retail/Warehouse
2636-2640 Available 21,000sf + 3000sf Mezzanine

Property Highlights

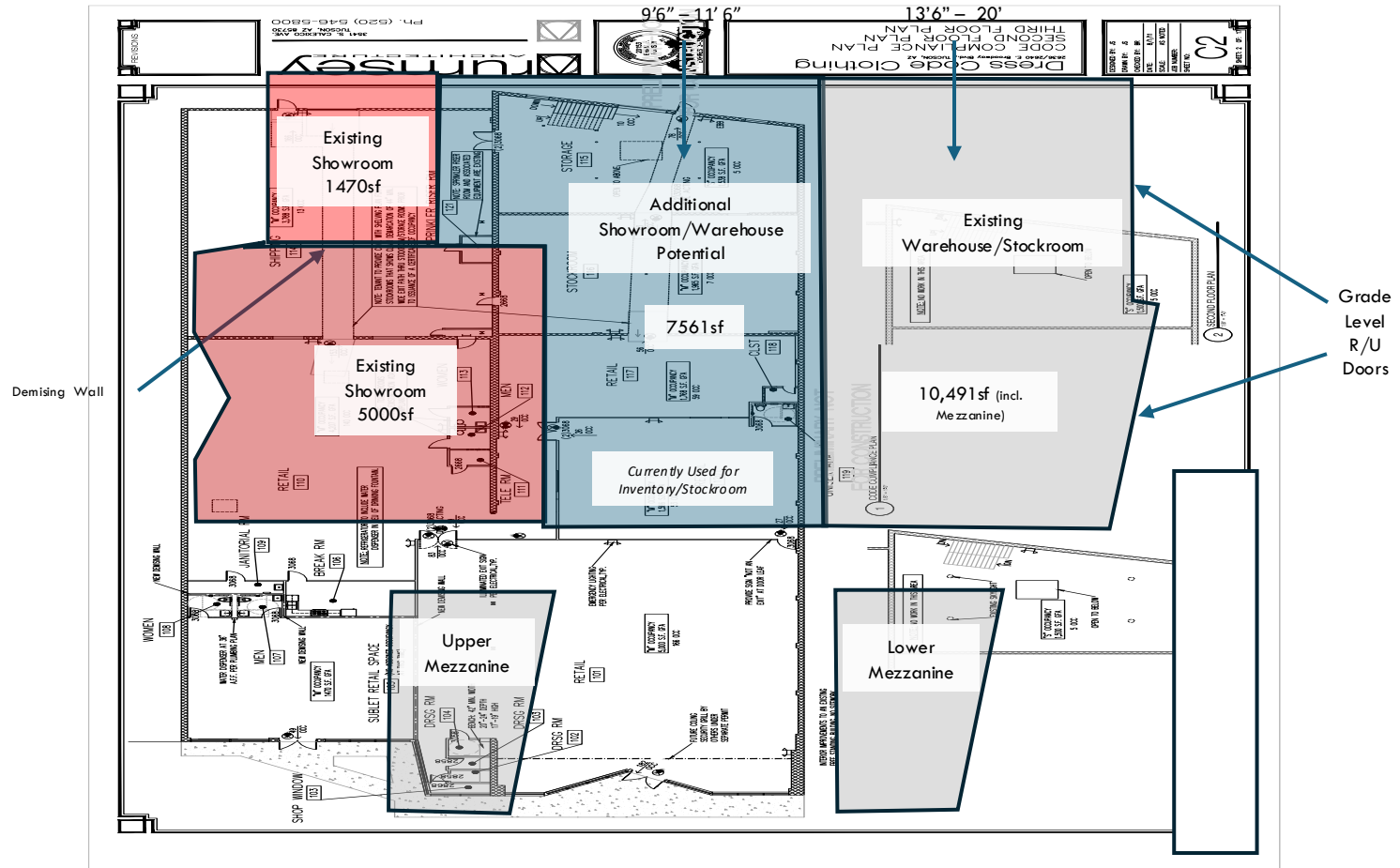
- Open floor plan
- Layout configuration ideal for warehouse/showroom
- Adjacent to University & Downtown
- Minutes from I-10
- PV Solar Virtually Eliminates Electric Utility Expense
- All Masonry Construction
- Great Signage Visibility

Property Description

This all-masonry building was built with a showroom/warehouse concept in mind. Current 5000sf showroom could expand by up to 3000sf with removal of demising walls. Warehouse features two grade level roll up doors, 20' clear height + 3000sf mezzanine offers robust inventory/stockroom.

Property Details

Available SF	24,322 SF
Ceiling Height	10' – 20'
Loading	2 x 8' Grade Level
Power	2 x 200amp Single Ph
HVAC	All Electric HVAC
PV Solar	40 KW System
Construction	Masonry
Year Built	1958
Lot Size	28,706sf
Zoning	C-1
Possession	90 Days
Property Taxes	\$0.08 ft/Mo
NNN Est:	\$.014/ft/Mo





Subject

Sol Block

Not Available

Parking

**Additional
Parking**

DEMOGRAPHICS (2023)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,244	134,236	273,038
Average Household Income	\$ 50,935	\$ 44,494	\$ 44,129
Employees	8,395	109,801	215,453

