

Industrial Building + Yard

±9,500 SF Steel Industrial Building
±1 Acre Secure Yard
Limited Light Industrial Zoning

Lease Terms:

\$10,000/mo - NNN est. at \$400-\$800 per month
Three Year Term
First Month Free

Opportunity for fully enclosed industrial shell - landlord willing to complete exterior siding and overhead doors based on tenant requirements and lease structure.

Concrete equipment pads
Excellent truck & equipment circulation
Secure gated industrial business park
Signage opportunity available

Future Expansion potential with additional landlord-owned property nearby