



**FOR SALE OR LEASE**



### HIGHLIGHTS

- 50,000 SF warehouse on 2 acres available for sale or lease
- 17 ft. ceiling height
- 4 Loading docks
- 4 Overhead doors
- Ample parking
- Utilities include city water, private septic, separate electric meter; heavy load capable.
- Ideal for storage, distribution or light manufacturing

**LEASE RATE:** \$5/ SF on 25,000 SF | 50,000 SF Available

**SALE PRICE:** \$1,750,000

### EXCLUSIVE CONTACT

**Dennis Launer**

**Real Estate Salesperson**

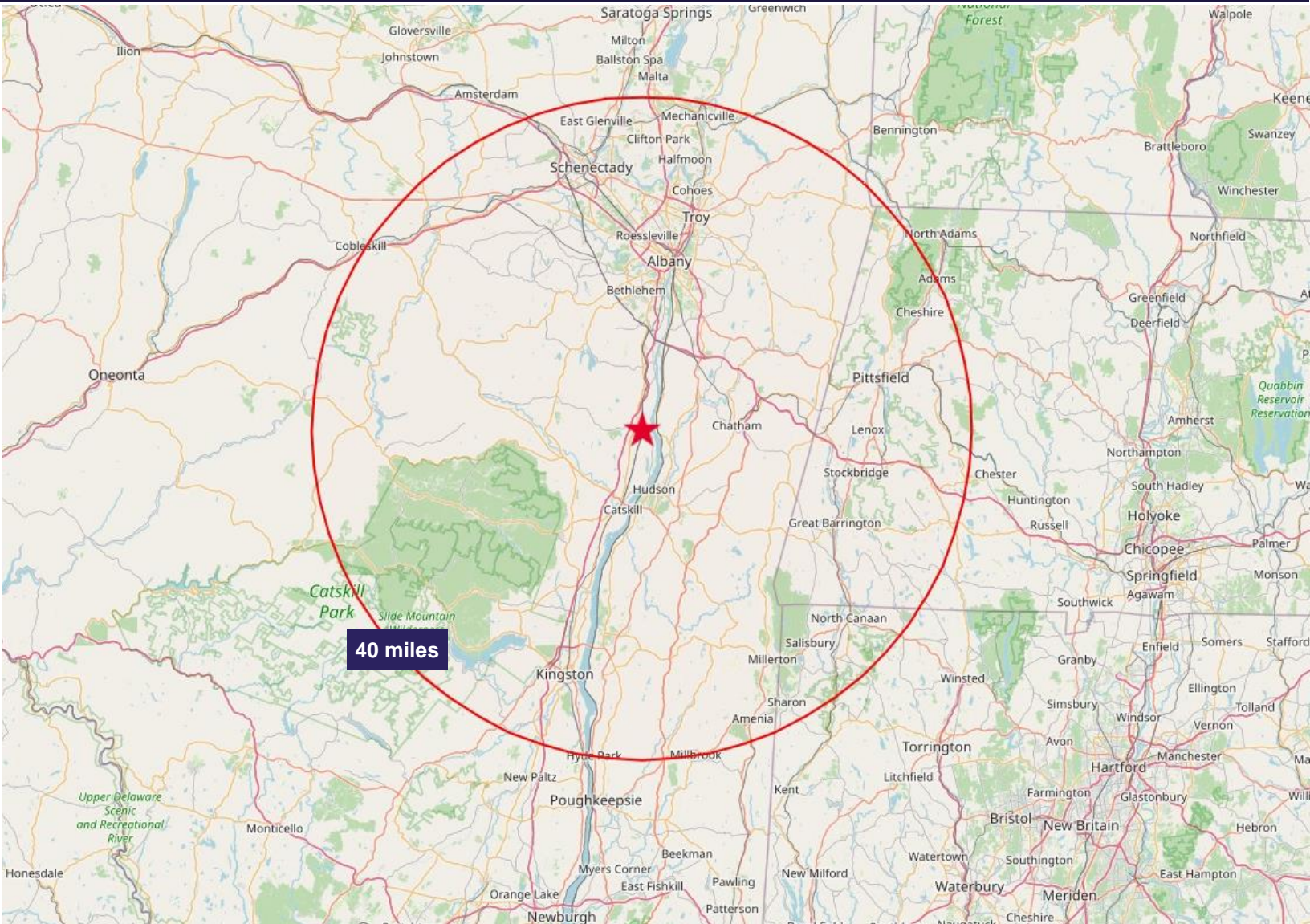
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<b>Demographic</b>	<b>40 Miles</b>
Population	1,097,215
Households	469,658
Average H.H. Income	\$130,098

Source: Esri forecast for 2024, US Census Bureau 2020

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