

**117 W
Pearce St**

BBB
BLAKE BAKER
— REAL ESTATE BROKER —

exp
REALTY

FOR SALE • FOR LEASE BUILD-TO-SUIT

A flexible commercial opportunity designed to adapt to your vision. Offered in shell condition, this 16,770 SF building is ideal for owner-users, investors, or tenants seeking a customizable space with multiple deal structures.

Property Snapshot

- ✦ **±14,230 SF office / warehouse (south side)**
- ✦ **±2,540 SF warehouse (north side)**
- ✦ **±0.25-acre adjacent lot available**
- ✦ **Single-tenant or multi-tenant layouts**

***Bring your concept to life.
Contact us today to schedule
a tour or explore
customization options.***



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