

INDUSTRIAL PROPERTY FOR SALE
\$900,000 | 1.97 Acres | Renovated 2026



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OFFERING SUMMARY

Sale Price:	\$900,000
Total PPSF:	\$92.25
All Building SF:	9,756 SF
Land Area:	1.97 Acres
Industrial Flex Building + Lean-To:	7,052 SF
Single Family House:	2,704 SF
Clear Ceiling Height:	8' 10"

PROPERTY HIGHLIGHTS

- **Two Drive-In Doors** — One 8'H x 10'W and one 8'H x 9'W.
- **Updated Electrical** — Two 220V plug-ins in the shop area, numerous 120V outlets throughout the building, and new LED lighting across the shop and office.
- **New Office Space** — 1,032 SF with brand-new carpet and fresh paint, plus a recently remodeled restroom featuring new LVP flooring, paint, and fixtures.
- **Fully Insulated and Heated Shop** — Insulated shop space with heating, plus three interior water spigots/taps.
- **Single Family Home** — 2,704 SF, 2 bed / 1.5 bath value-add house.
- **Abundant Outdoor Storage** — Secured/fenced with gravel throughout.

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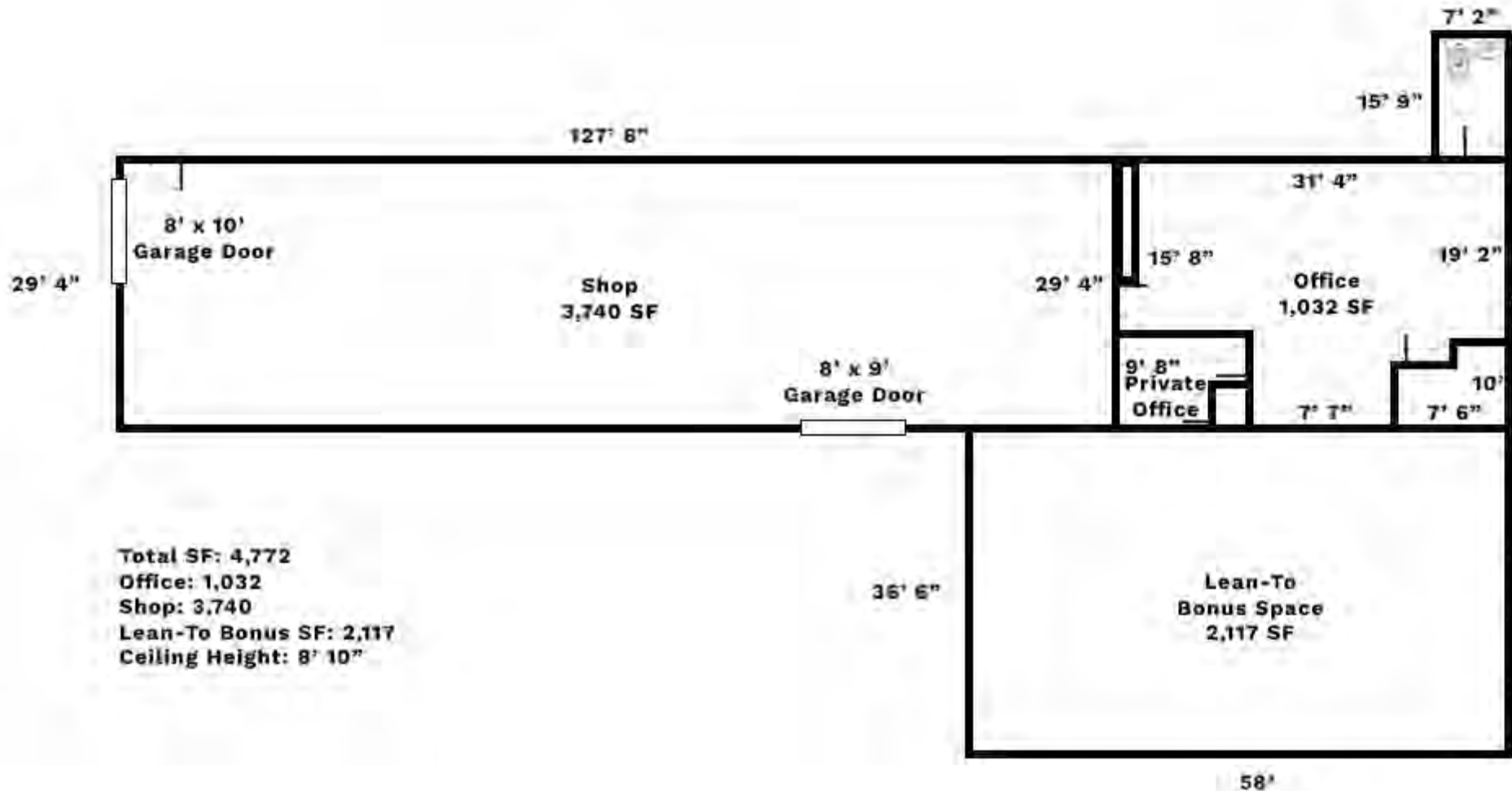
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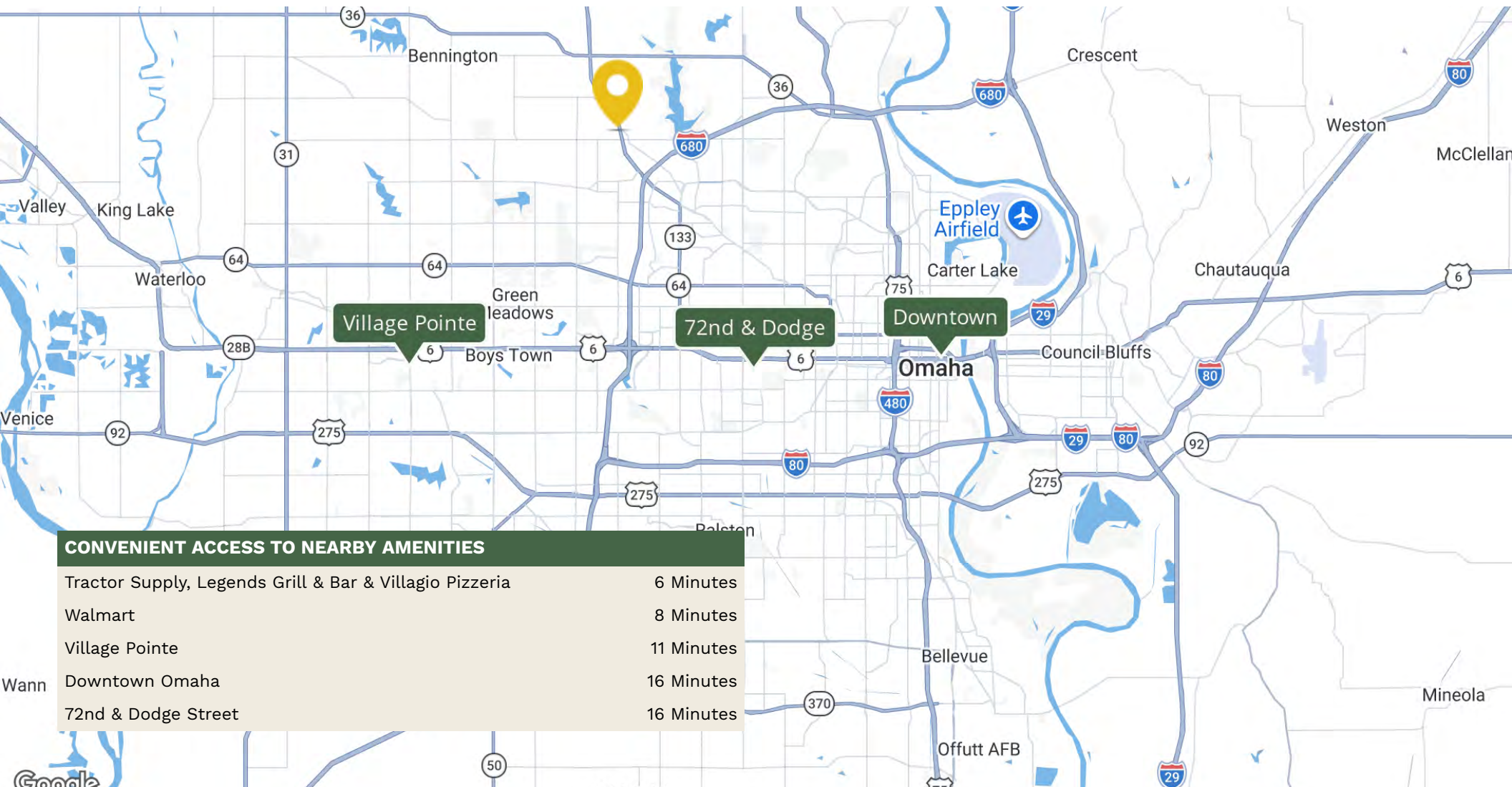
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