

INDUSTRIAL WAREHOUSE - FOR LEASE



Highlights:

- 370' of frontage on Philips Hwy
- (3) Drive-in OH Doors: 11' x 9'
- Fire sprinkler system
- Clear height: 14'-0"
- Power: 3-Phase/800 AMPS
- Security System
- City water & sewer

Summary:

Industrial warehouse with yard now available. The property is within close proximity to downtown with quick highway access. The property is located on Philips Hwy., just West of I-95 making the site an ideal, central location within close proximity to the ports. With convenient highway access and versatile yard space, this property presents an excellent opportunity for businesses looking for a well-located industrial facility in a high-demand area.

Property Summary:

Asking Price:	\$13.71/SF (NNN)
Total Office Size:	5,000 SF
Total Warehouse Size:	29,809 SF
Total SF:	34,809 SF
Lot Size:	5.05 AC
Zoning:	CCG-2

KYLE@VANCAMPCOMMERCIAL.COM

3261 Philips Hwy. Interior Photos



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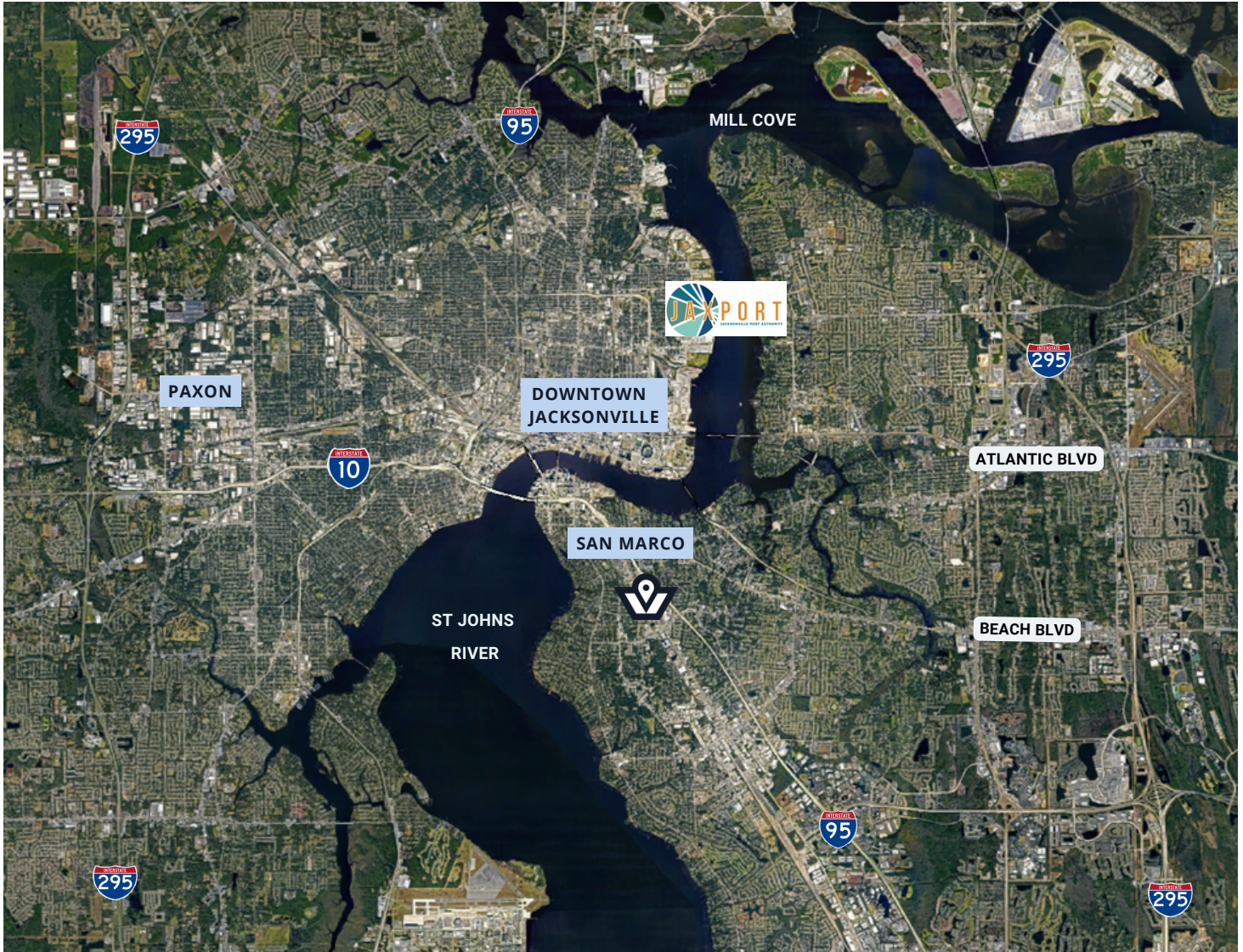
3261 Philips Hwy. Exterior Photos



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3261 Philips Hwy. Property Map



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