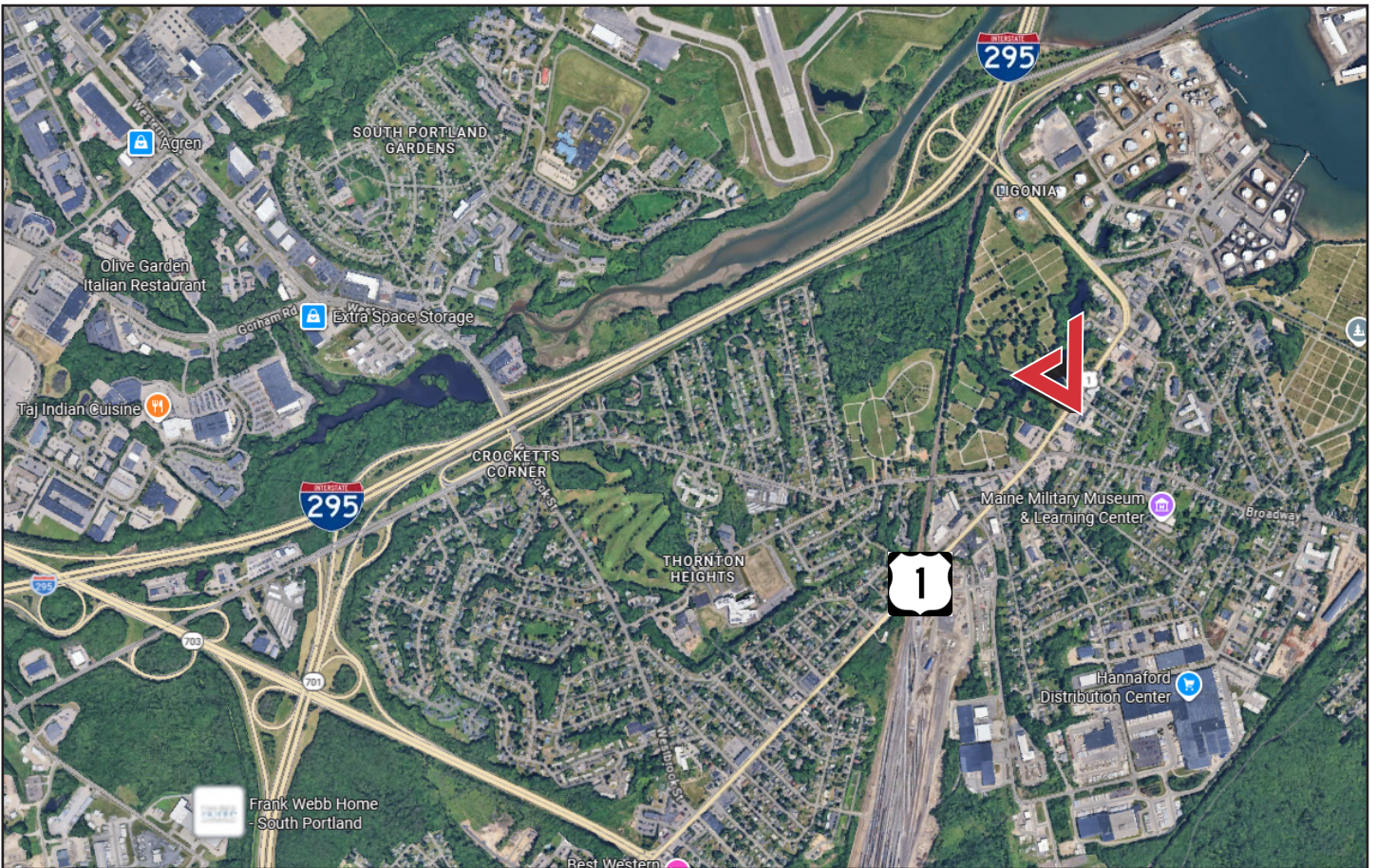


Property Overview

Owner	BLK Limited Liability Company
Building Size	5,440± SF
Lot Size	0.47± acres
Space Breakdown	Warehouse/Storage : 5,000± SF Office : 440± SF
Assessor's Reference	Map 41, Lot 10
Deed Reference	Book 38862, Page 151
Zoning	Commercial (C)
Building Age	1970
Building Construction	Combination of wood frame and metal/steel frame
Roof	Sloped metal, rubber, and shingles
Siding	Metal and wood
Flooring	Concrete slab
Utilities	Municipal water and sewer, natural gas
Ceiling Height	16'±
Loading Docks	None
Drive-in OHDs	One (1) 10' x 14' and Two (2) 10' x 10'
Electrical	200 Amps
Lighting	Fluorescent
Sprinkler System	None
Miscellaneous	The property is leased through December 31, 2027 for \$60,000/year NNN or \$5,000/month NNN

FOR SALE : \$952,000



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.