

**FOR SALE – ASKING \$2,395,000**

42,925+/- SF ON 4.15+/- ACRES

Property Highlights

Former P&C grocery store currently used as a storage facility

- 2 loading docks with levelers
- (2) 12' x 14' at-grade doors
- 800-amp electric service
- 3-year-old TPO roof with 25-year warranty
- Large open floor plan
- Potential for warehouse, light manufacturing and other possible uses
- Building is sprinkled, but system is currently not active
- Seller is retaining mineral rights



EXCLUSIVE CONTACT

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