

**FOR SALE**

38,000 ± SF INDUSTRIAL BUILDING ON 3.70 ACRES

Property Highlights

- Approximately 34,200 ± SF of warehouse space and 3,800 ± SF of office space
- 18-25' clear height throughout the warehouse
- Four (4) truck docks for efficient loading and distribution
- Zoned C-3, supporting a wide range of commercial and light industrial uses
- Ideal for Fabrication/Assembly, Warehousing, and Light Manufacturing
- Opportunity suitable for a variety of light industrial uses

Building Features

Building Size	38,000 ± Sq. Ft.
Lot Size	3.70 ± Acres

EXCLUSIVE CONTACT

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The map displays a central pink-shaded rectangular area labeled "SITE" with a circled number "4" inside. This site is situated within a larger land area divided into several lots and districts. To the north of the site are lots 8 and 9, with dimensions 115.5 CL, 150 CL, 100 CL, and 299.5 CL. To the east is a road labeled "ALAURA DR" and a "60' WIDE" area. To the south and west are various other lots and districts, including "DISTRICT 2" and "ALAURA VILLAGE SUB". A "SANITARY SEWER DISTRICT 2 MC 2220" line runs through the lower portion of the map. Numerous numerical values, likely bearings or distances, are scattered throughout the map, such as 403.07Q, 3.2A(C), 413.89Q, 450.64(S), 400Q, 217.34, 217.05, 259.37, 41.76, 46.72, 2.98, 115, 120, 130, 168.89, 244.49, 96.88, 217.34, 217.05, 177, 2.0A(C), 5.21, 1.2 A, 165Q, 349.29, 231 CL, 11, 1.3A(C), 21.1, and 1.3A(C). The map also shows a dashed line running horizontally across the upper portion and a solid line running vertically along the left side of the site area.

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