

±27,000 SF FREE-STANDING WAREHOUSE ON ±1.72 AC OF COMMERCIAL LAND FOR SALE

- Located in 33rd Street Industrial Park
- Concrete block stucco
- 18' - 22' clear height in warehouse
- 3,000 +/- sf office space (9' ceiling)
- 7,300 +/- sf assembly/shop area (11' ceiling)
- 3 phase power, 600 amps (well-distributed)
- 3 separate meters *can be subdivided
- Truck Court: 89' x 250'
- 6 DH doors; rear-loading
- Fire Sprinklered
- Zoned I-P
- Fully Fenced
- 1 ramp
- Built in 1985
- **Asking Price: \$2,500,000**



DEMOGRAPHICS:

POPULATION

1 miles	8,803
3 miles	144,848
5 miles	288,251

AVERAGE HH INCOME

1 miles	\$50,664
3 miles	\$51,482
5 miles	\$66,787

DAYTIME BUSINESS POPULATION

1 miles	8,349
3 miles	62,409
5 miles	265,028

TRAFFIC COUNTS

±**31,000** vehicles/day
on LB McLeod Rd

±**8,000** vehicles/day
on President Barak Obama Rd

