

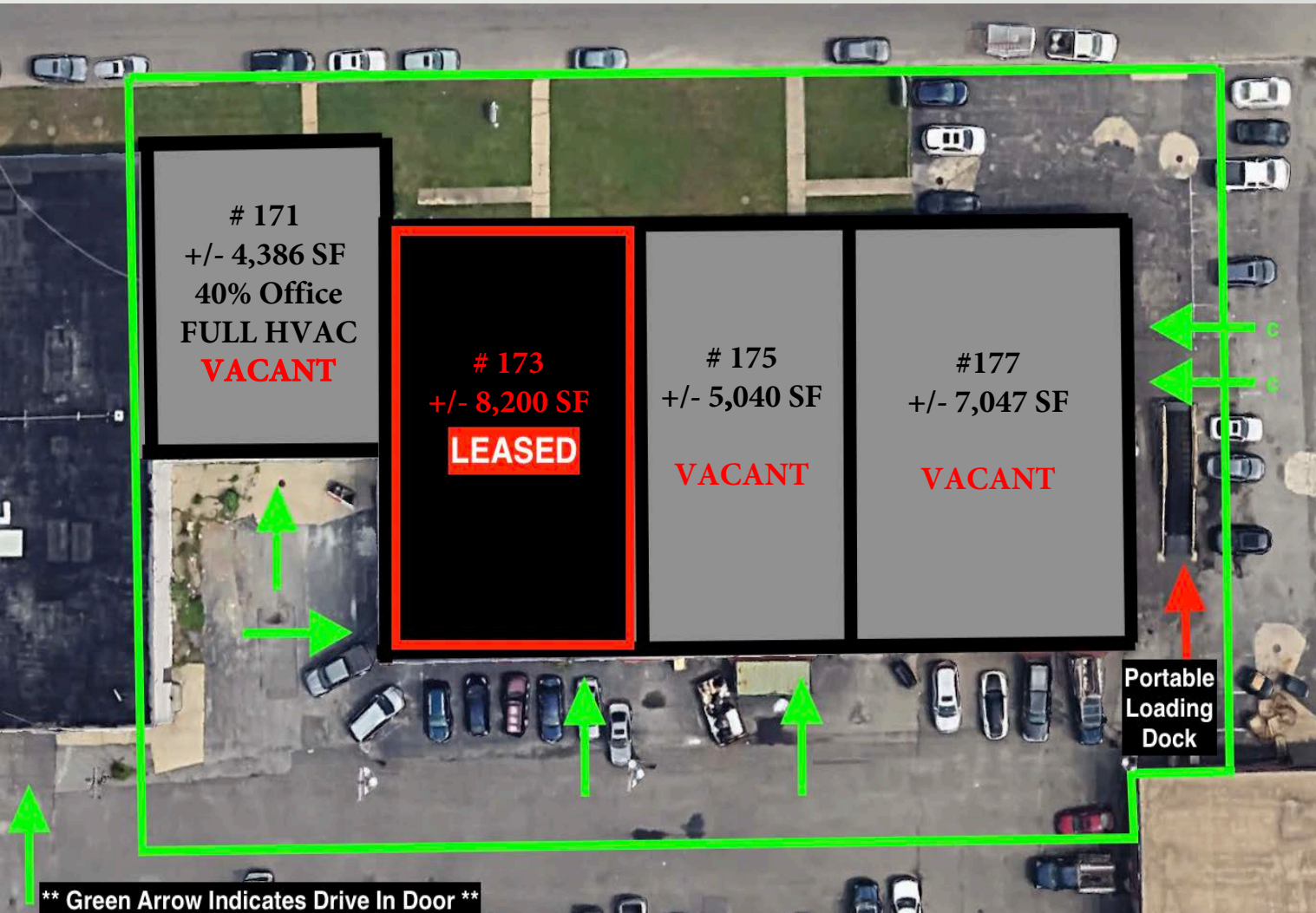
**FOR SALE +/- 24,673 INDUSTRIAL WAREHOUSE**

**PROPERTY HIGHLIGHTS**

BUILDING SIZE: +/- 24,673 SF  
 LOT SIZE: +/- 1.04 ACRE  
 OFFICE SPACE: +/- 15%  
 CEILING HEIGHT: 14'5" CLEAR  
**OIL HEAT: 171, 175, 177**  
 DRIVE-IN DOORS: 6  
 PORTABLE LOADING DOCK: 1  
 ZONING: L-1(Light IND/Manufacturing)  
 POWER: 1200+ AMPS (Total Building)

**3 Separately Metered Units Remain**

171 Allen Blvd- 4,386 SF 1 Drive In  
**LEASED-173 Allen Blvd- 8,200 SF**  
 175 Allen Blvd- 5,040 SF 1 Drive In  
 177 Allen Blvd- 7,047 SF 2 Drive In  
 1 Portable Loading Dock



**\*\* Green Arrow Indicates Drive In Door \*\***

FOR MORE INFORMATION OR TO SCHEDULE A TOUR OF THE PROPERTY, PLEASE CONTACT EXCLUSIVE BROKERS:

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