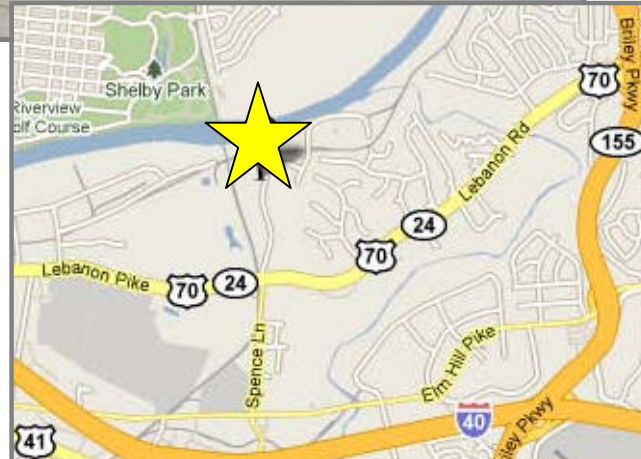


FOR SALE OR LEASE

115 - 119 SPENCE LANE

GREAT CENTRAL LOCATION



FOR SALE

- ±13,000 Square Foot Building
- 2 Dock Wells
- 4 Drive-In Doors
- Currently Configured for Three Tenant Spaces
 - ±6,250 sf - vacant
 - ±3,000 sf - leased
 - ±3,750 sf - leased
- Block and Brick Construction
- ±1.11 Acres, Zoned IWD
- Fenced, Graveled Yard Area
- \$765,000.00

FOR LEASE – SUITE 115

- ±6,250 Square Feet, Including an ±1,800 Square Foot Office Area
- 2 Drive-In Doors (12' x 12')
- 1 Dock Well
- \$3,600.00 per month, Includes Taxes & Insurance
- 3% Management Fee
- Pro-Rata Common Area Costs

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