



ATLAS
COMMERCIAL BROKERAGE

GLOBAL STRENGTH, LOCAL EXPERTISE



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PROPERTY PROFILE

SALES PRICE: \$995,000.00

RARE INDUSTRIAL OPPORTUNITY — PRIME MX-M ZONED PROPERTY
CONVENIENT FREEWAY ACCESS | SECURE FENCED YARD

PROPERTY OVERVIEW

- TOTAL BUILDING SIZE: ±8,027 SF
- INDUSTRIAL SPACE: ±4,715 SF
- OFFICE SPACE: ±2,135 SF
- ONE-BEDROOM APARTMENT: ±1,181 SF (SEPARATELY METERED)
- LOT SIZE: ±0.55 ACRES
- ZONING: MX-M (MIXED-USE — MEDIUM INTENSITY)

THIS RARE INDUSTRIAL PROPERTY OFFERS A VERSATILE MIX OF WAREHOUSE, OFFICE, AND RESIDENTIAL SPACE, IDEAL FOR OWNER-USERS OR INVESTORS. THE MX-M ZONING ALLOWS FOR FLEXIBLE USAGE, AND THE FULLY FENCED, SECURE YARD PROVIDES EXCELLENT STORAGE AND OPERATIONAL EFFICIENCY. LOCATED NEAR MAJOR FREEWAYS FOR SEAMLESS ACCESS AND LOGISTICS.

CONTACT US TODAY FOR MORE DETAILS!

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WAREHOUSE



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ONE BEDROOM APARTMENT



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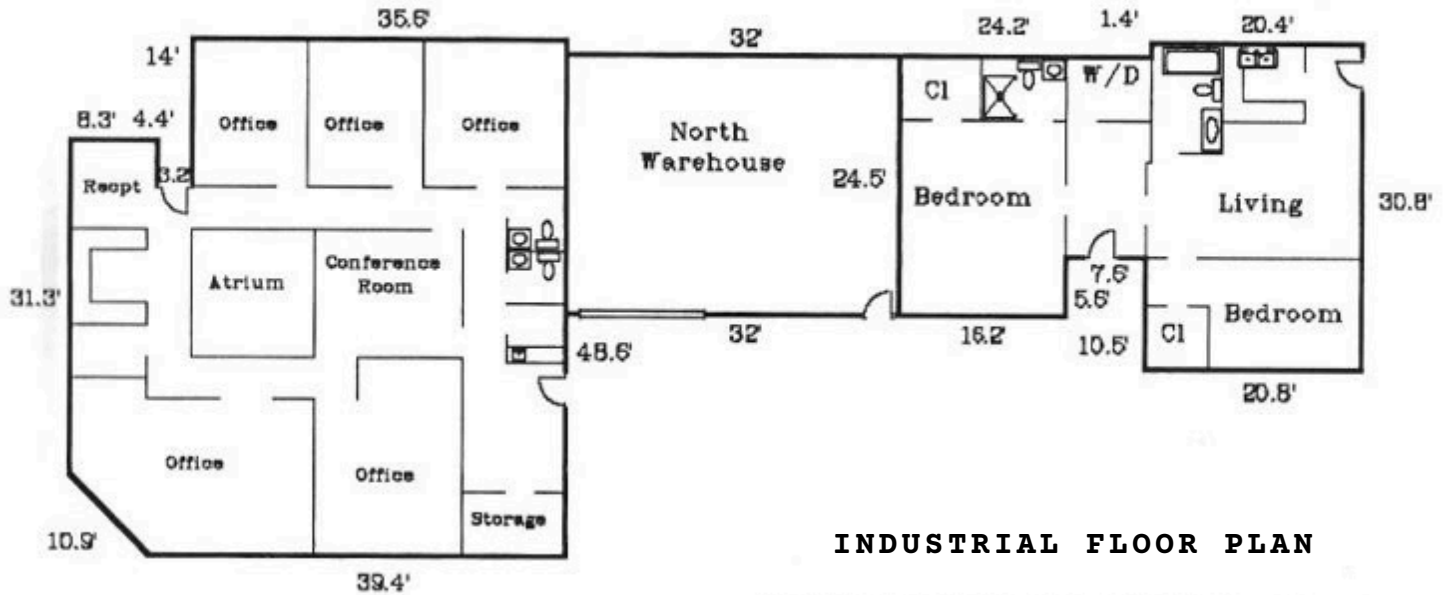
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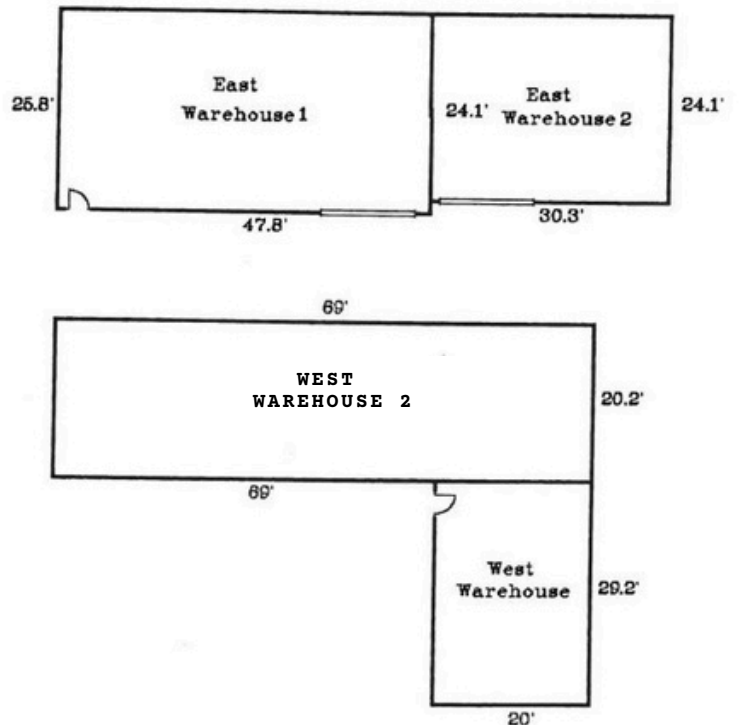


FLOOR PLAN

FLOOR PLAN OFFICE



INDUSTRIAL FLOOR PLAN



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