



ATLAS
COMMERCIAL BROKERAGE

GLOBAL STRENGTH, LOCAL EXPERTISE



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THIS OFFERING MEMORANDUM ("MEMORANDUM") HAS BEEN PREPARED BY ATLAS COMMERCIAL BROKERAGE ("ATLAS") AND IS PROVIDED SOLELY FOR EVALUATING THE POTENTIAL ACQUISITION OF THE PROPERTY DESCRIBED HEREIN (THE "PROPERTY"). THE INFORMATION CONTAINED IS CONFIDENTIAL AND INTENDED ONLY FOR THE DESIGNATED RECIPIENT. REPRODUCTION OR DISTRIBUTION WITHOUT PRIOR WRITTEN CONSENT FROM ATLAS IS PROHIBITED. ATLAS MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. RECIPIENTS ARE RESPONSIBLE FOR CONDUCTING THEIR OWN DUE DILIGENCE. THIS MEMORANDUM DOES NOT CONSTITUTE AN OFFER TO SELL OR A SOLICITATION TO BUY. ANY TRANSACTION IS SUBJECT TO A DEFINITIVE AGREEMENT. BY ACCEPTING THIS MEMORANDUM, THE RECIPIENT AGREES TO THE TERMS SET FORTH HEREIN.



PROPERTY PROFILE

SALES PRICE: \$925,000.00

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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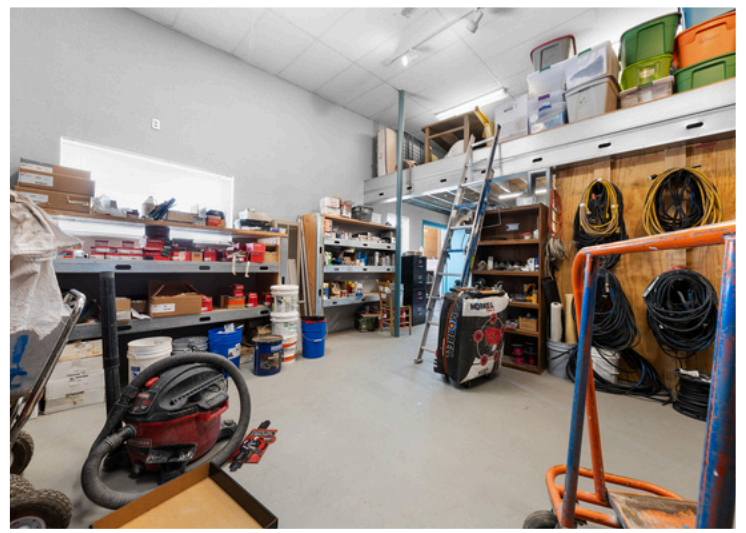
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WAREHOUSE



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OFFICE



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ONE BEDROOM APARTMENT



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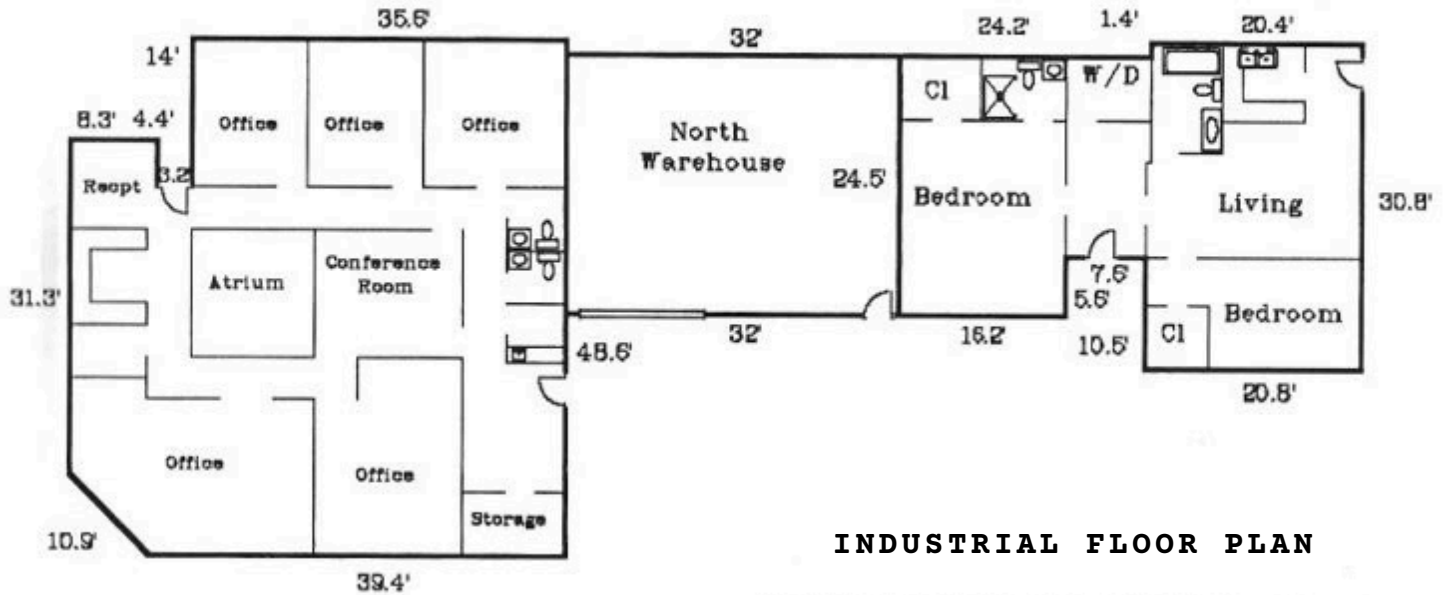
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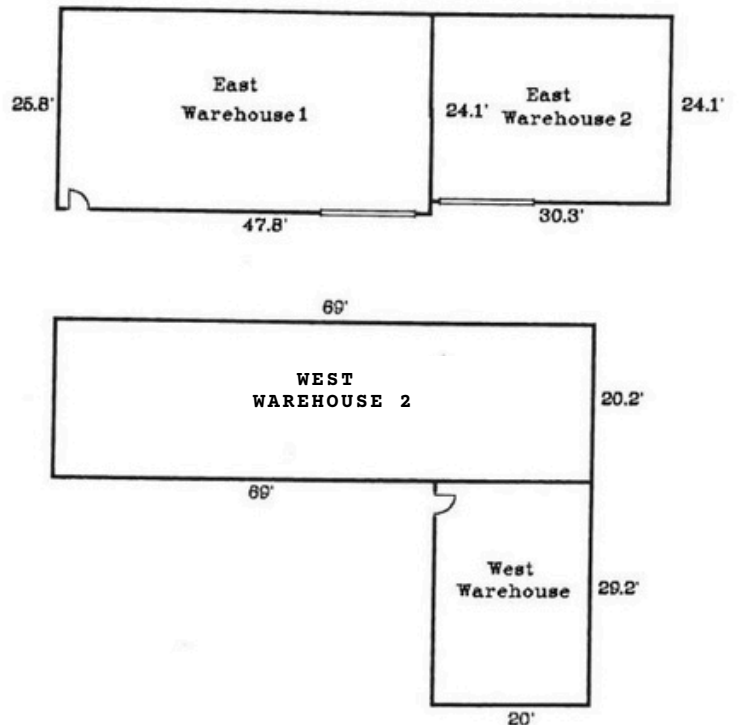
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FLOOR PLAN

FLOOR PLAN OFFICE



INDUSTRIAL FLOOR PLAN



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AERIALS



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