



### Offering Summary

Lease Rate:	\$5,000.00 per month (MG)
Building Size:	6,400 SF
Lot Size:	0.4 Acres
Number of Units:	1

### Property Overview

This 6,400 SF office/showroom/warehouse on Joseph Street offers 2,400 SF of office and showroom space with four private offices, a conference room, and a clean functional layout. The remaining 4,000 SF is warehouse with clear height stepping up from 14 feet to 20 feet, a 12' x 14' overhead door, and an elevated storage area. The property sits on a half-acre lot with ample paved and rocked yard space, fresh exterior paint, and two access points including a shared entrance on Joseph Street and a private entrance on McKinley Street. It is a strong fit for contractors, service companies, and light industrial users needing a balanced mix of office and warehouse.





