

FOR SALE OR LEASE **Office / Warehouse**



Showroom



Breakroom

ADDRESS:

3458 S. Hoover Rd.

LOT SIZE:

74,385 sq. ft. (1.71 acres)

BUILDING SIZE:

16,993 sq. ft.
(9,761 sq. ft. warehouse -- heated)
(7,232 sq. ft. office -- heated & cooled)

ZONING:

Limited Industrial

YEAR BUILT:

1995

CONSTRUCTION TYPE:

Metal / Steel Frame

CEILING HEIGHT:

20' in warehouse

OVERHEAD DOORS:

2 -- 10' x 13'
2 -- Dock High

2008 TAXES:

Generals -- \$20,977.22
Specials -- \$4.40

PRICE:

Lease -- \$7,647 per month
Sale -- \$750,000 ~~\$725,000~~ \$675,000

**PRICE
REDUCTION!!**



COMMENTS:

- Good access to K-42, I-235 and US 54
- Large fenced areas behind building
- Pylon signage on Hoover Rd.
- Office space includes a showroom, meeting room, multiple offices and a breakroom with several appliances
- Warehouse is in very good condition

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