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COMMERCIAL, INDUSTRIAL,
 FARM & RANCH PROPERTIES

LARGE INDUSTRIAL WAREHOUSE FOR SALE 260 McBride Lane

LOCATION: 260 McBride Lane, between Hwy 44 and Leopard Street, just east of N.P.I.D.

LEGAL DESCRIPTION: Groce Wearden Co Tr Lots 1A & 1B

PROPERTY DESCRIPTION: Land Size: 2.54 acres (approximately 110,642 square feet)
 Improvements: First Floor 76,650sf
 Second Floor 1,388sf
 Total 78,038sf (Total dock area 11,000sf)

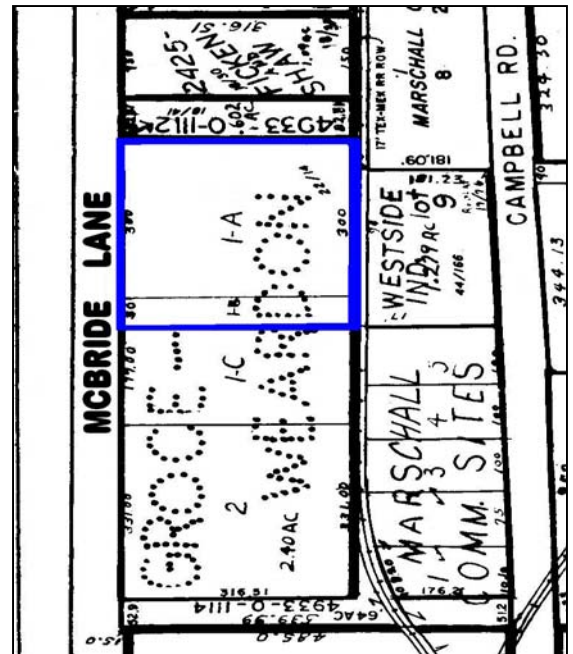
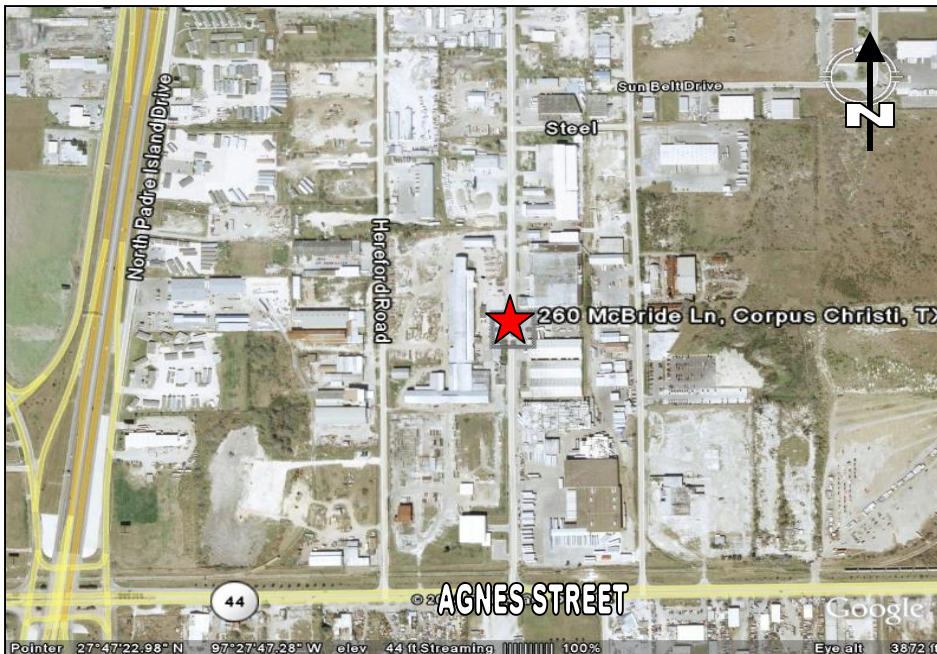
ZONING: I-3 (Industrial)

TAXES: \$21,800 ± (2007)

PRICE: \$875,000.00

COMMENTS: The existing improvements are used as a cold storage facility. The building was constructed between 1958 & 1960. Refrigeration equipment or customer inventory is not included in the sale. See building floor plan separately.

CONTACT: WAYNE LUNDQUIST, Wayne@CLArealtors.com



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