



## 2516 WASHINGTON STREET PROPERTY BRIEF



**DESCRIPTION:** GREAT WAREHOUSE/OFFICE SPACE. 20' CEILINGS, FRONT AND REAR DRIVE IN BAY DOORS, FENCED IN REAR STORAGE LOT, 3 PHASE POWER, HEATED WAREHOUSE, 2 RESTROOMS, AND LOCATED IN HUB ZONE.

**LOCATION:** FROM MEMORIAL PARKWAY, EAST ON OAKWOOD AVE. TURN RIGHT ON WASHINGTON STREET, PROPERTY LOCATED ON THE RIGHT.

**BUILDING SIZE:** 9,856 SQ. FT. (+/-)

**LAND SIZE:** 0.73 ACRES / 111x283x105x340 (+/-)

**ZONING:** LIGHT INDUSTRY – OPPORTUNITY ZONE

**LEASE PRICE:** \$3,700 PER MONTH

**SALE PRICE:** \$800,000

**CONTACT:** JAMES FLATT ♦ 256-536-7777 (OFFICE) ♦ 256-655-4890 (CELL)

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