

**FORMER ASSAY LAB
BUILDING**



20,130 SF Available

Sale Price: \$1,675,000 (\$83.21 / SF)

Lease Rate: \$12,078 (60¢ / SF) Per Month NNN

Property Details

Office SF	15,630 SF (office / lab)
Ceiling Height	15'
Loading	2 Dock, 1 Grade
Power	4,000 amp, 277/480 volt, 3 phase
HVAC	AC (75%) / EVAP (25%)
Sprinkler	Ordinary Hazard
Construction	Concrete Tilt-Up
Year Built	1983
Lot Size	1.73 Acres (75,500 SF)
Zoning	I-1 (Light Industrial)
Taxes (year)	28,962.62 (2019)
Disclosures	*FEMA Zone AE affects a small portion of the property

Property Highlights

- Close proximity to U of A, Downtown, & I-10
- Easy access to I-10 via the Grant Road Interchange
- Large yard included
- Located in the Opportunity Zone



For more information, please contact:

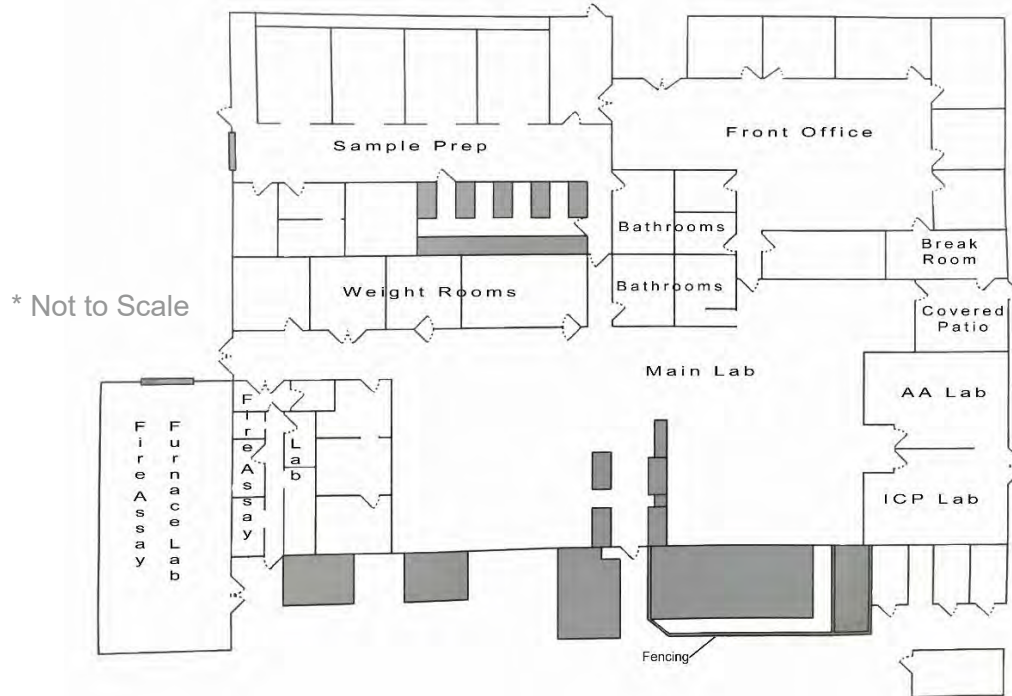
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Floor Plan

20,130 SF Available

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Site Plan

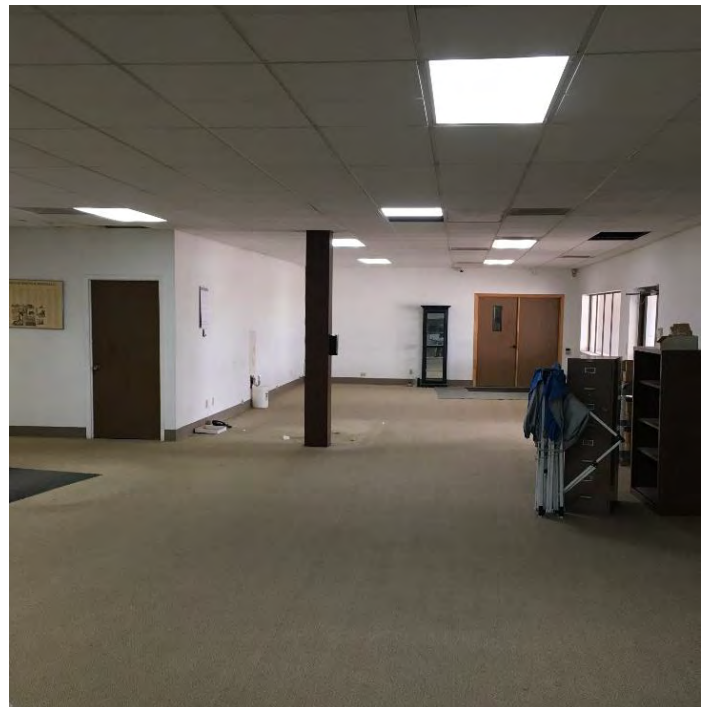


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Property Photos

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Map & Zoning

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