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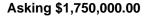














## COMMENTS

BEST LOCATION ON DELSEA DRIVE FOR YOUR BUSINESS, PRESENT SET UP, 8 BAY AUTO REPAIR SHOP WITH 12 FOOT OVER HEAD DOORS. AND ATTACHED 40 X171 WAREHOUSE WITH REAR 10 FOOT OVER HEAD DOOR, WITH A SECTION OF THE SPACE SET UP AS SHOW ROOM AND STORE FRONT. THERE A SECOND FLOOR OFFICE AND BATH. 3 PHASE ELECT. LED SITE LIGHTING AROUND PROPERTY, THIS PROPERTY HAS MANY USES AS ZONED B-2 AND UEZ ZONED. CLEAN ENVIRONMENTAL REPORT ON FILE. ON SITE STORM DRAIN SYSTEM CONNECTED TO CITY SYSTEM, AND VERY HANDY ACCESS ROAD TO WALNUT ROAD FOR EASY LARGE TRUCK DELIVERIES.

## **PROPERTY DETAILS**

Exterior OutsideFeatures Block Loading Dock Security Light/System Masonry See Remarks Truck Door

ParkingGarage 11 or More Spaces Off Street Paved

InteriorFeatures Display Windows Restroom Security System Smoke/Fire Alarm Storage Three Phase Electric

Heating



Cooling HotWater Central Gas

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Water

Public