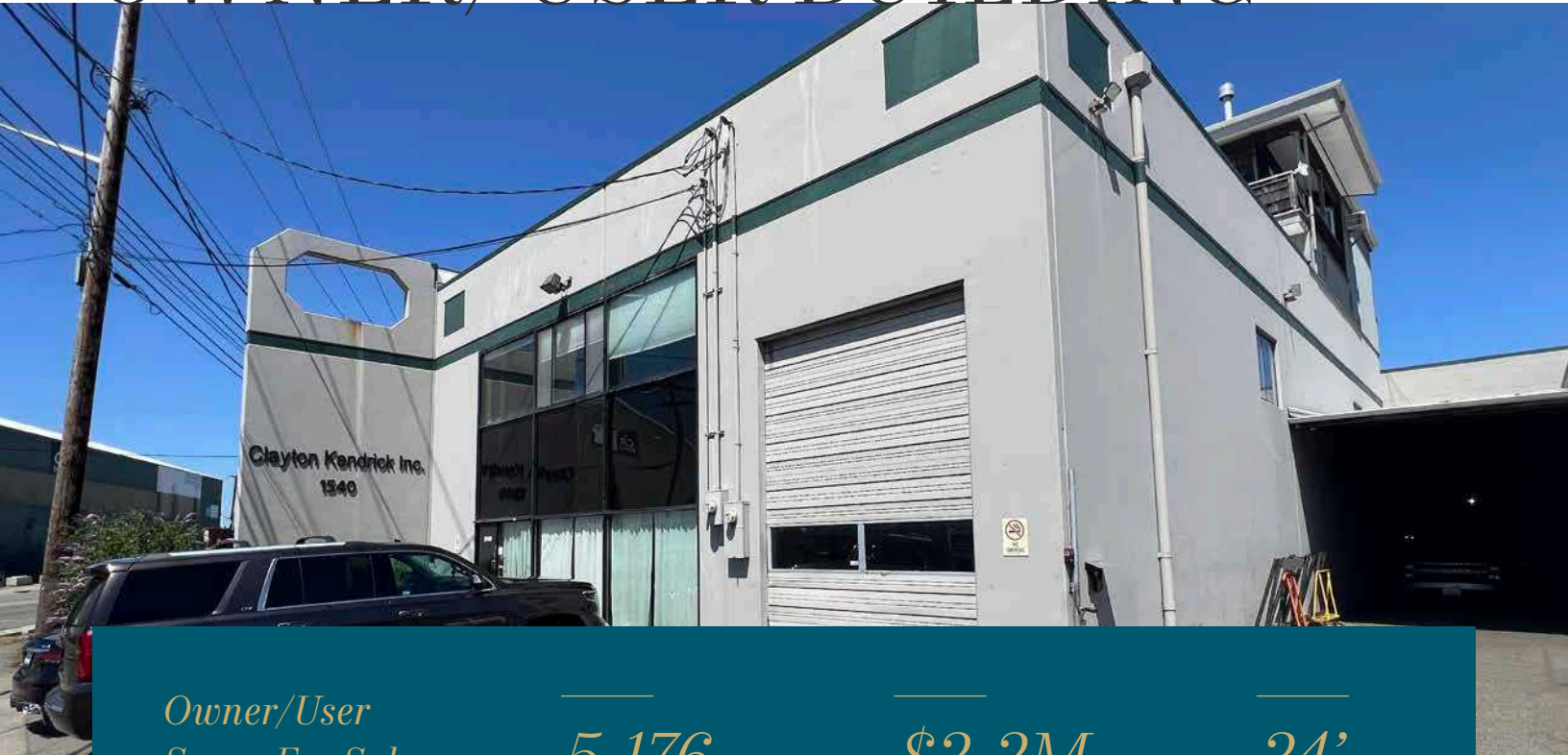


# BALLARD OWNER/USER BUILDING



*Owner/User  
Space For Sale*

**5,176**  
SF BUILDING

**\$2.2M**  
ASKING PRICE

**24'**  
CLEAR HEIGHT

5,176 SF building  
- 1,729 SF office space on two floors  
- 3,447 SF warehouse  
- 800 SF caretaker apartment on third floor

4,975 SF land

MML u/65 zoning

24' clear height

One drive-in roll-up door

Vacant, available now

\$2,200,000 asking price

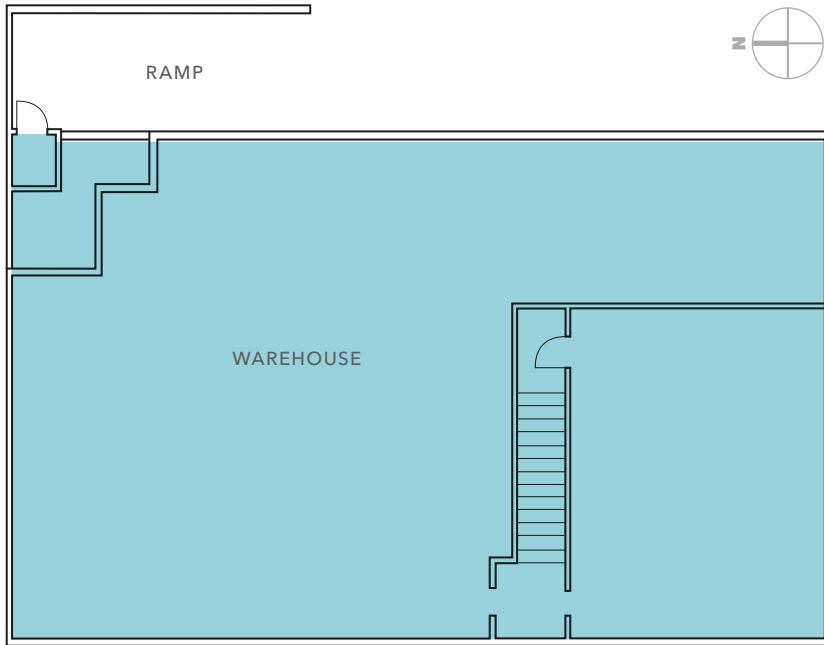
**JEFF LOFTUS**  
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FOR SALE



*5,176 SF*

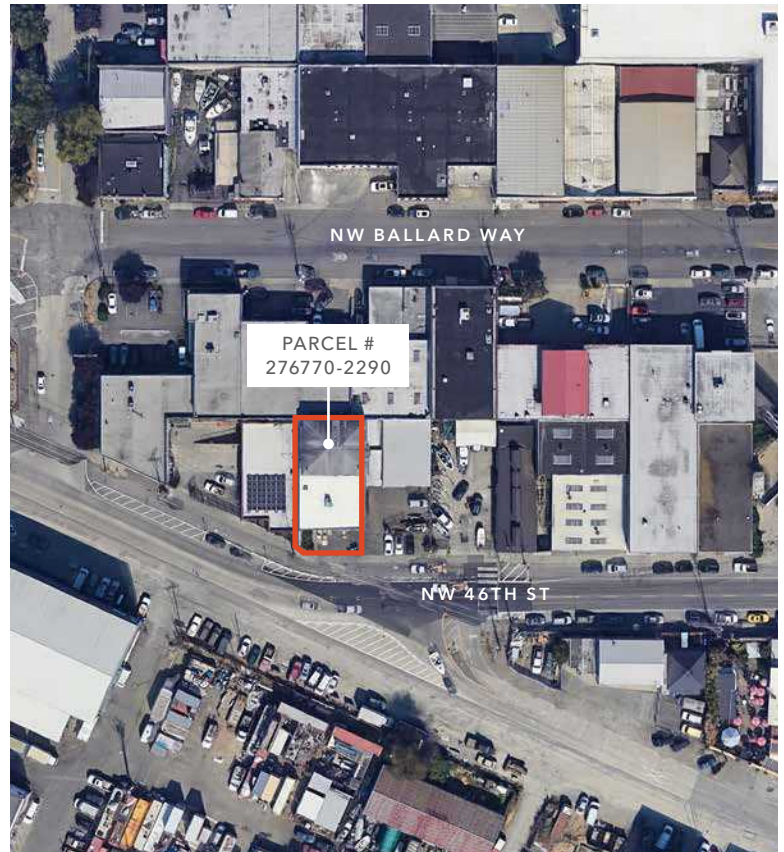
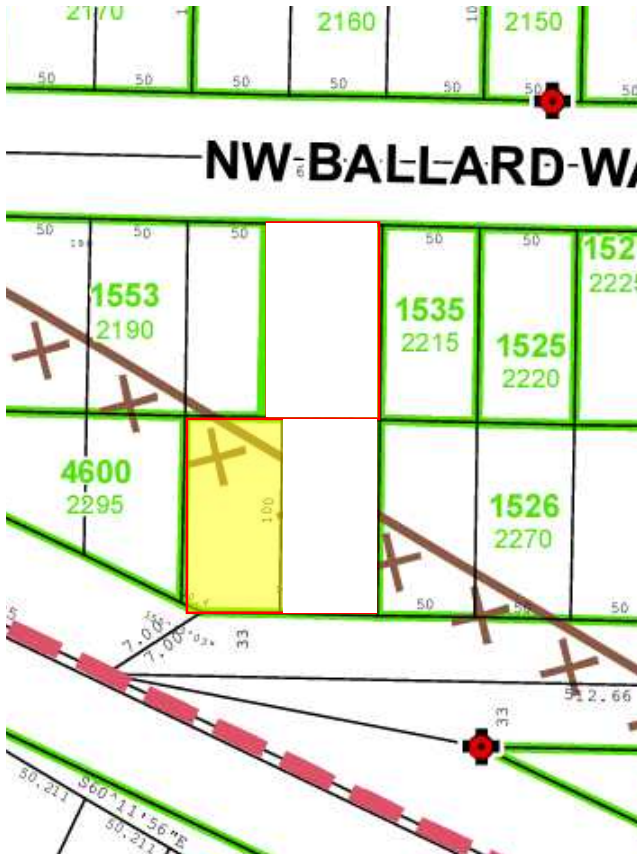
BUILDING

*800 SF*

CARETAKER UNIT

*NOW*

AVAILABLE

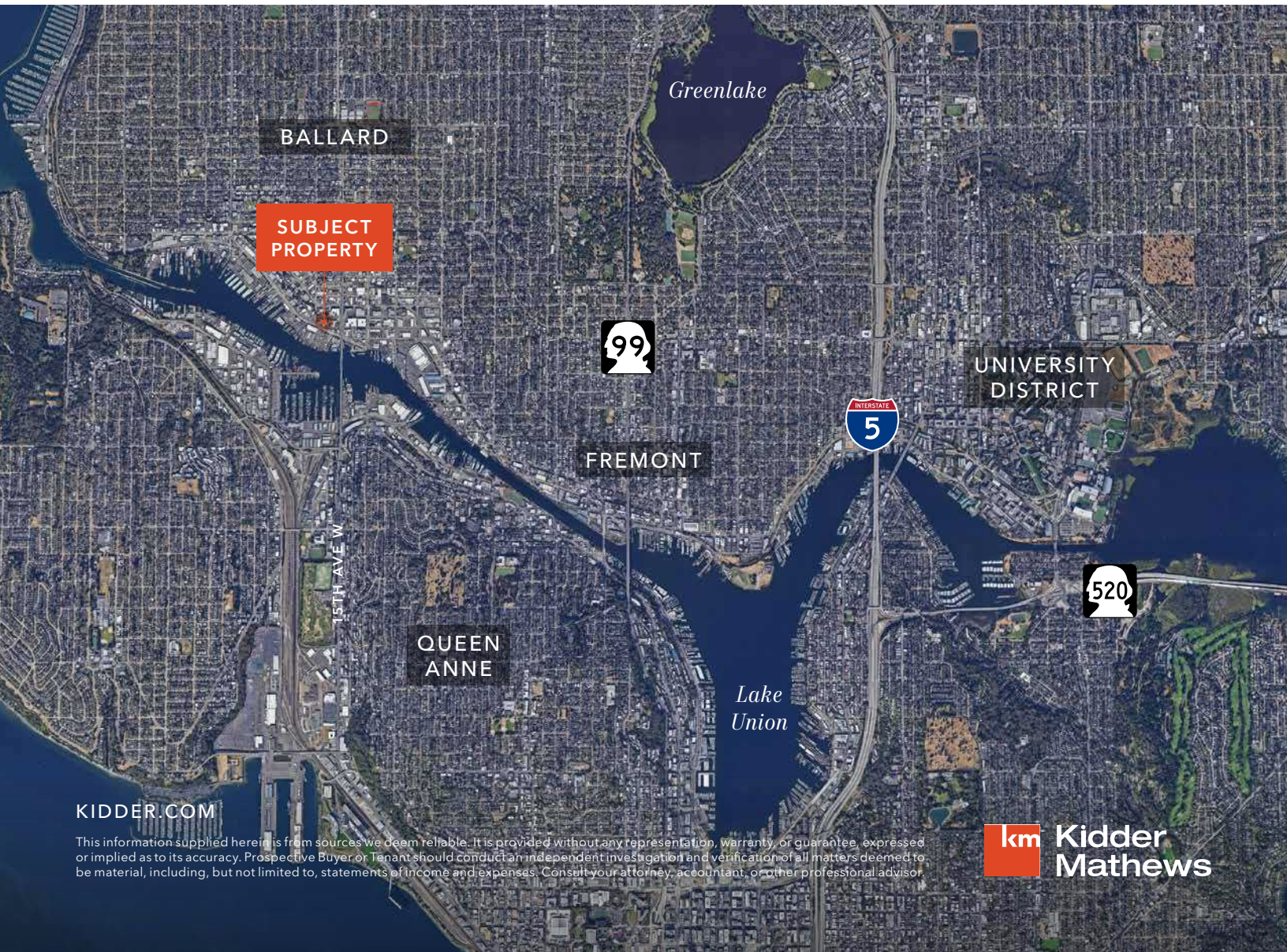
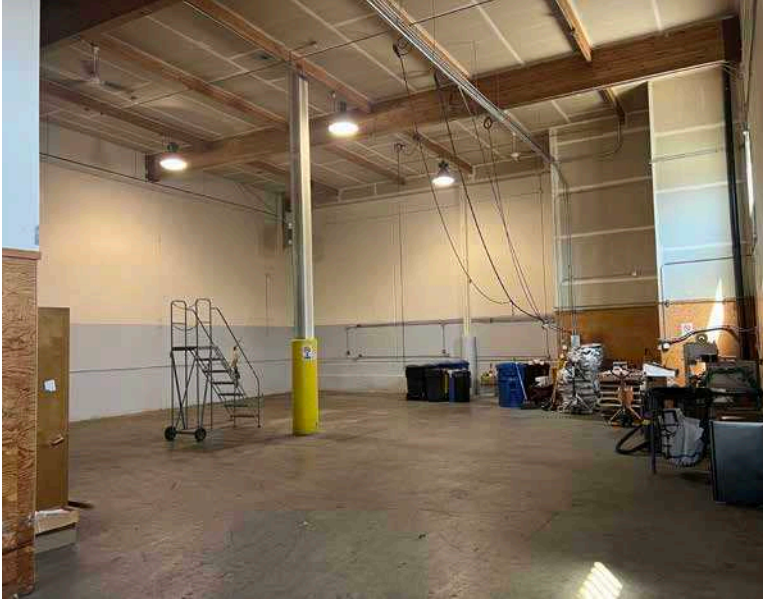


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**km** Kidder Mathews