



INDUSTRIAL BUILDING

INDUSTRIAL FOR SALE OR LEASE

19,956 SF industrial building on 2.96 acres

20' - 24' clear height, single-phase 600 amps power

Fully fenced and has septic / well

Existing, operable cooler space

Mason County jurisdiction

Rural Natural Resources zoning

502 compliant for marijuana processing and production

Sale price \$1,695,000

Lease rate \$12,000 per month, NNN

BUILDING INFORMATION

| Building | Total SF | Office SF | Clear Height | Doors | Comments |
|----------|-----------|--------------------------------|----------------------|-------------|-------------------------------------------------------------------|
| ONE | 18,660 SF | 500 SF | 20' - 24' | 2 DH / 2 GL | 4 coolers 34-36°, 20' x 36', 24' x 48', 48' x 48', and 60' x 100' |
| TWO | 1,296 SF | 36 x 36 Main 24' x 36' Mezz | 14' Main 10' Mezz | - | Designed to work on large machinery or trucks |

For more information contact

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