

# Office/Warehouse For Sale or Lease



Back of Property

**REDUCED  
PRICE!!**

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## 2819 N. Martin

- 4,080 SF Building: 450 SF Office & 3,630 SF Warehouse
- 10,156 SF of Land, Fully Fenced Yard Area
- 400 SF Carport
- 400 Amp, 3 Phase Power
- Large 15 HP Air Compressor– Plumbed through out
- Older Paint Booth with Exhaust System still in place
- Has been a machine shop for the last 13 years
- 1– 12'x12' Roll up Door
- 1– 8'x10' Roll up Door
- 2– 7'x8' Roll up Doors
- Two Over head gas heaters in warehouse
- HVAC in Office with built in desks-Newly Remodeled
- Located Just South of Euclid, 1 Block West of Crestline
- ZoneGC-70

Sale Price: ~~\$220,000~~ **\$199,900**

Lease Price: ~~\$1,800/mo~~ **\$1,500/mo**

Owner is a Licensed Real Estate Agent in  
the state of Washington.

# 2819 N. Martin

