



Ross Industrial Park Building

Available for lease or for sale, this versatile industrial property offers approximately 21,731.7 square feet of functional space, ideally suited for a range of light industrial uses. Zoned IL (Industrial Light), the one-storey warehouse features a combination of open warehouse area, main floor office space (totaling 16,060.8 sf on main floor), and a mezzanine level (2,116.2 sf) that includes additional offices and storage, plus a 3,554.7 sf unheated storage outbuilding at the rear.

Built in 1980 with additions in 1996 and 2002, it features pre-engineered metal frame construction, a sloped metal-clad roof, and a durable concrete slab on grade floor. Two grade-level overhead doors provide easy access, while the rear secured paved compound and ample front parking add convenience.



Total size: 21,731.7 sf
Main floor: 16,060.8 sf
Mezzanine: 2,116.2 sf
Storage bldg: 3,554.7 sf



Asking purchase price:
\$2,800,000



Asking lease rate:
Main building \$12.50 psf
(based on 16,060.8 sf)
Storage bldg: \$4.00 psf



Property tax:
\$42,552.41 (2026)



Lot size:
53,019 sf

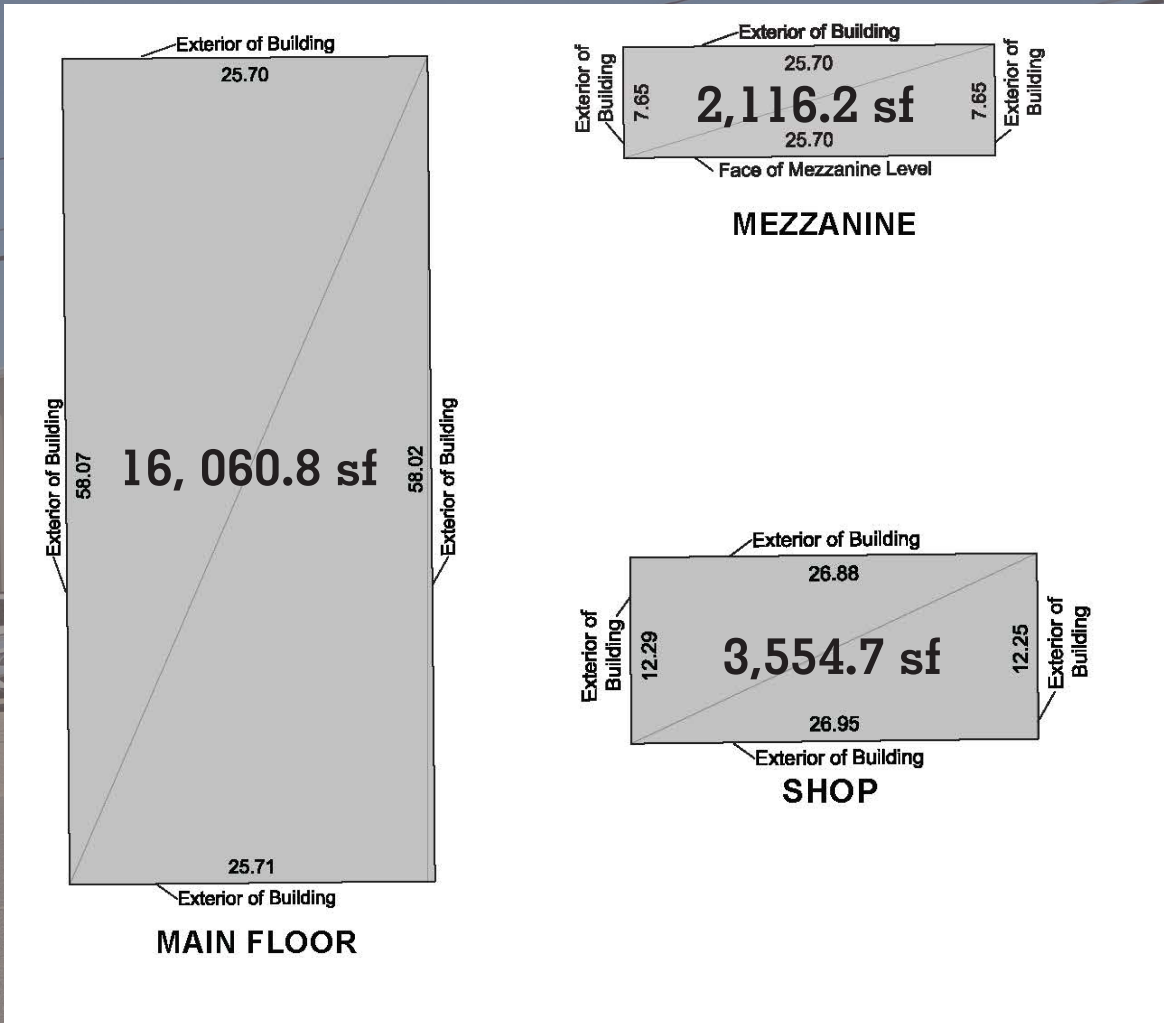


Possession:
Fall 2026

For further information

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