

FOR SALE \$3,985,000
810 - 812 Rieff
Springdale

76,200 SF AVAILABLE
FOR LEASE
at \$3.25 PSF/NNN



- 96,200 +/- SF building
- Zoned C-2
- Situated on 10.7 +/- acres
(approx. 2 acres f/additional buildings)
- 169' +/- depth
- 10 dock doors
- 1 ground level door
- 28' ceiling heights
- 46' +/- between support beams
- 26' sidewall
(w/32' center beam clearance)
- Sprinkled
- Fire alarm/smoke detector
- Major road access
- Only 1 mile from I-540
- 2006 Traffic Ct: 37,700
(at I-540 / Hwy 412)

**HARD TO FIND 28' CEILING HEIGHTS W/ TILT WALL CONSTRUCTION
GREAT INVESTMENT OPPORTUNITY !!**



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**Directions: From I-540, exit 72
Go east onto Hwy 412, approx.
1/2 mile, turn North onto Rieff,
property at end of cul-de-sac.**

ML# 522686

All information contained herein given by sources deemed reliable. We do not however guarantee its accuracy.

