

**Available IMMEDIATELY for Sale or Lease 1013 B Street**  
**Zoned Commercial**  
**Retail/Office/Light Manufacturing/Warehouse Space**

**7,000 sq. ft. Retail / Office Space**

Complete or Partial Rental Spaces available

- ADA Compliant – Easy Access
- Carpeted – Open Span Space
- Handicap Accessible Bathrooms
- Gas Heat – Air Conditioned
- 110v, 220v & 3 Phase Electrical
- Phone capacity 24 = T 1 lines
- 24 Concrete Parking Spaces
- 15 Gravel Parking Spaces
- Excellent Exterior Lighting
- Outside Park environment
- Building in Excellent Condition
- Exterior Canopy reduces weather
- All City Services available



**3,500 + sq. ft. Warehouse Space**

**500 sq. ft. 8' ceiling**

Garage Door access

**1,530 sq. ft. 7 ½ to 8' ceiling**

7' x 8' Garage Door access

**1,500 sq. ft. 12' ceiling**

9' x 10' Garage Door access

**Separate Gas Heated Spaces**

All connected Warehouse and Retail Spaces



- Spacious Open receiving Area for Semi Trailers or Parking
- Rolo Lift (for Semi Trailers)
- Interior Walls and Offices – Steel Studs – Removable
- Basement allows Easy Access to Floor Level
- Emergency Exit Panic / Push Bars Front and Back Exits
- 8 Foot Ceilings
- Open Western Exposure Windows

**PRICED TO SELL OR RENT**