

# INDUSTRIAL BUILDING FOR SALE!



**35,000 sq.ft. +/- Building on 9.55 acres +/-!**

**AUCTIONEER'S NOTE:**  
This building is ideal for manufacturing, warehousing, moving and storage, trade center, convention center, or divide for multiple users.

**Appraised Jan. 09  
for \$2 million**

**Priced at only  
\$595,000**

#### **DIRECTIONS:**

From US 1 go north of Sebastian to Roseland Road; turn left and cross railroad; turn left on 130th Street. Watch for signs.

## **7756 130th Street, Sebastian**

- 35,000 sq.ft. +/- Transteel building (approx. 160' x 216')
- Situated on a 9.55 acre +/- Industrial site
- Building has 3-phase electric with 4,000-amp main power panel
- 24' ceiling height
- Railroad access
- Approx. 2,000 +/- sq.ft. modern office space
- Built-in phone system
- Burglar and fire alarm system
- Entire site is completely fenced
- Complete, recordable surveillance system (inside and outside)
- 7 overhead doors
- Truck well
- 2009 taxes = \$21,377.



**Rennick**  
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\*\* This information deemed reliable but not guaranteed. Buyer must verify.\*\*