



# 1634 Hwy 71

# FOR LEASE



**\$5,200/MO**  
GROSS



HIGH TRAFFIC  
AREA



2,400 SQ FT  
MAIN BUILDING



FENCED & GATED  
YARD SPACE

## SHOWINGS BY APPOINTMENT

- Income-producing property
- 1-2 year lease terms
- Tenant pays utilities



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🌐 [www.HarrisonPearson.com](http://www.HarrisonPearson.com)

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## PROPERTY INFORMATION



### Property Features

#### Unbeatable Location

- High-traffic area
  - 38K+ annual thru traffic
- Ample on-site parking
- 2" Aqua line
- Fenced & gated yard space

#### Versatile Space

- Approx. 2,400 sq. ft.
- Built-out loft plus
  - 3 offices & 2 restrooms
- Metal siding
- Spray foam insulated
- 14'x14' Double bays



### Get in Touch

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All information contained in this offering, while based on information furnished by the owner is subject to verification by the purchaser and agent assumes no responsibility for correctness thereof. The offering is subject to prior sale, change of price or terms, or withdrawal without notice.

