

## // PROPERTY FEATURES

This freestanding retail building in Wellington is home to Napa Auto Parts, and located near Cleveland and 6th, just off the interchange. The property features prominent building signage, a large, open showroom with a parts warehouse adjacent. There is also a small mezzanine storage area over a portion of the showroom. Both sections of the building are accessible via drive in overhead doors. Napa is on a short-term, flexible lease. This lease could potentially be extended to make this a single tenant investment opportunity, or it can be terminated with notice to create an owner/occupant solution.

Please contact broker for more details.



(1) 12' X 12' OHD LOADING (2) 12' X 20' OHD'S LOADING



**0.73 ACRES** SITE SIZE



**15 SPACES (1.56: 1,000 SF) PARKING** 



C-3 (MIXED-USE COMMERCIAL) ZONING



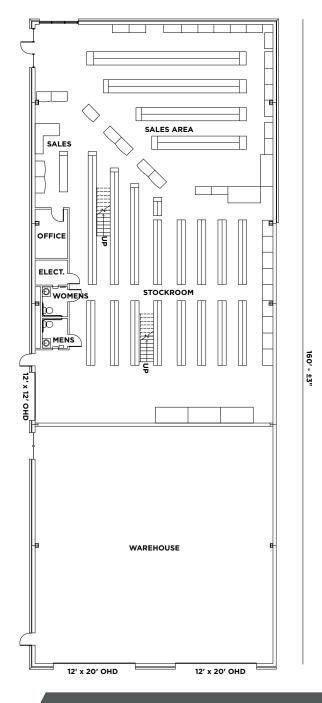
**BUILDING SIGNAGE** 

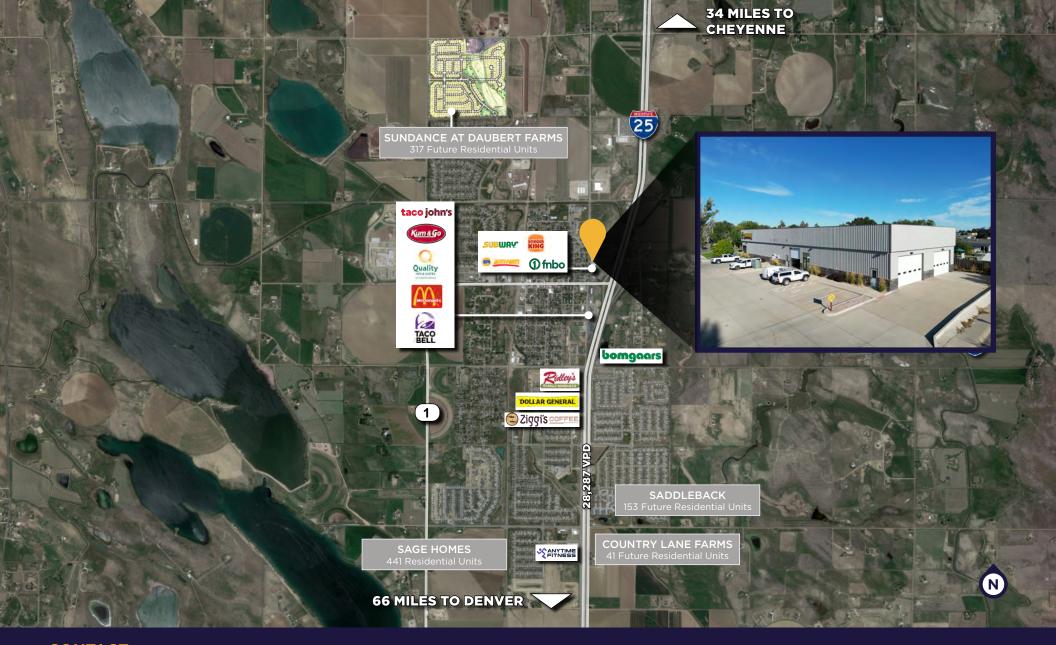


**2014** YEAR BUILT



**FLAT METAL** ROOF





## **CONTACT**

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