



**TWO BUILDING MANUFACTURING- STORAGE- PROCESSING - SERVICE FACILITY. OPERATED FOR OVER 40 YEARS AS STERILE CONSUMER PRODUCT PROCESSOR SUITABLE FOR ANY FOOD/BEVERAGE OPERATION. LOCATED IN AN EXCLUSIVE BEACHSIDE HIGH TRAFFIC AREA WITH DAILY TRAFFIC COUNT OF 22,000 & 42,000 CAPACITY. SEPARATE WAREHOUSE IS 8,375 S.F. WITH INDUSTRIAL SHELVING (NIC) 20' PLUS DECK HIGHT. RAMP FOR FORK LIFT HANDLING AND LOADING DOCK WITH LEVELER OFFICE, LAB, AND PROCESSING BUILDING IS 9,680 S.F. CERTIFIED FOR FOOD PROCESSING.**

**OVER 1.5 ACRES WITH ROOM FOR EXPANSION OR ADDED PARKING. SEPTIC, CITY WATER. 3PHASE, GRAY WATER.**

**SEE MLS # 801334 [HTTP://YOUNGPROPERTIES4SALE.COM](http://YOUNGPROPERTIES4SALE.COM)**



**\$1,700,000**

**A-ONE CONDITION**

**Totally re-wired , reroofed, major renovations 2005. 7 AC's to avoid cross contamination. Air curtains throu. OH doors all motarized. Facility in pristine condition.**

**OFFERED BY:  
YOUNG & YOUNG PROPERTIES  
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