

5 STAR TRUCK WASH AND POSSIBLE TRUCK STOP AVAILABLE TODAY!



LIMITED TIME AND VERY CONFIDENTIAL A FIRST CLASS FACILITY

- MAJOR 1-35 CORRIDOR
- ASSET SALE- \$4,000,000
- OVER 8,000 SQ FT OF TRUCK WASH
- OVER 2,200 SQ FT OFFICE + STORAGE
- OVER 800 SQ FT MECHANICAL
- OVER 130,000 SQ FT LAND
- ALL FIRST CLASS EQUIPMENT NECESSARY FOR A TOP OF THE LINE TRUCK WASH

ESTIMATES OF VALUES:

- BUILDING \$2,200,000
- LAND \$1,000,000
- EQ-F&F \$800,000
- TOTAL \$4,000,000

NOTE ADJACENT 2.3 ACRES PRICED SEPARATED AT \$766,000 OR PURCHASED WITH TRUCK WASH FOR \$500,000



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