



“Victory One” Professional Office Building FOR SALE

- LOCATION:** 12002 Warfield at Nakoma, one block West of 281,
within Beacon Circle Industrial Park
- LEGAL:** NCB 13494 Block 38 Lot 16
- LAND:** 29,600 Sq. Ft. (0.67 Acre)
- IMPROVEMENTS:** 16,400 Sq. Ft. Two-Story rock, stucco and steel building.
Three interior stairways
- ZONED:** I-1
- INVESTMENT:** \$1,100,000 (\$67 per sq. ft.) 100% Leased
- COMMENTS:** Excellent North Central location, with great visibility.
Ideal corner location with traffic light for easy access.

Clark Sims - Owner/Agent
BK Properties, LLC
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SHOWN BY APPOINTMENT ONLY

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