

# SALE / LEASE

## 2,450 Sqft Office Building



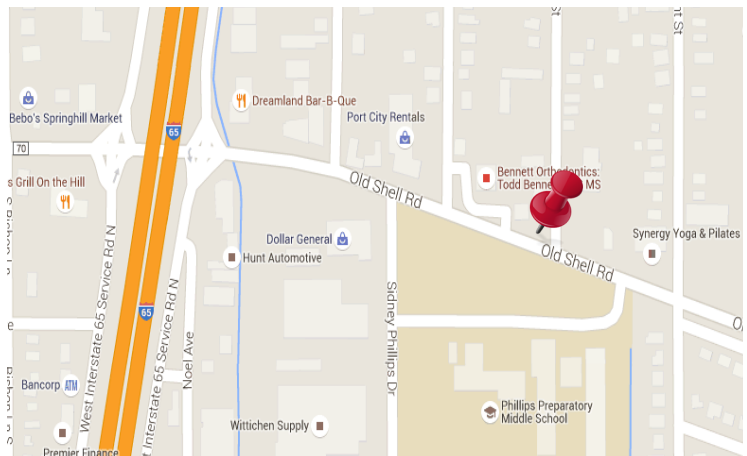
**3202 Old Shell Road**

**Sale Price: ~~\$250,000~~ | Lease Rate: \$2,450 monthly**  
**REDUCED TO \$239,000**

5 Offices, Break Area, 3 Restrooms,  
Large Open Area

5 Parking Spaces @ Front Door,  
10 +/- Spaces in Rear

Convenient Mobile Location Near  
I-65 Interchange



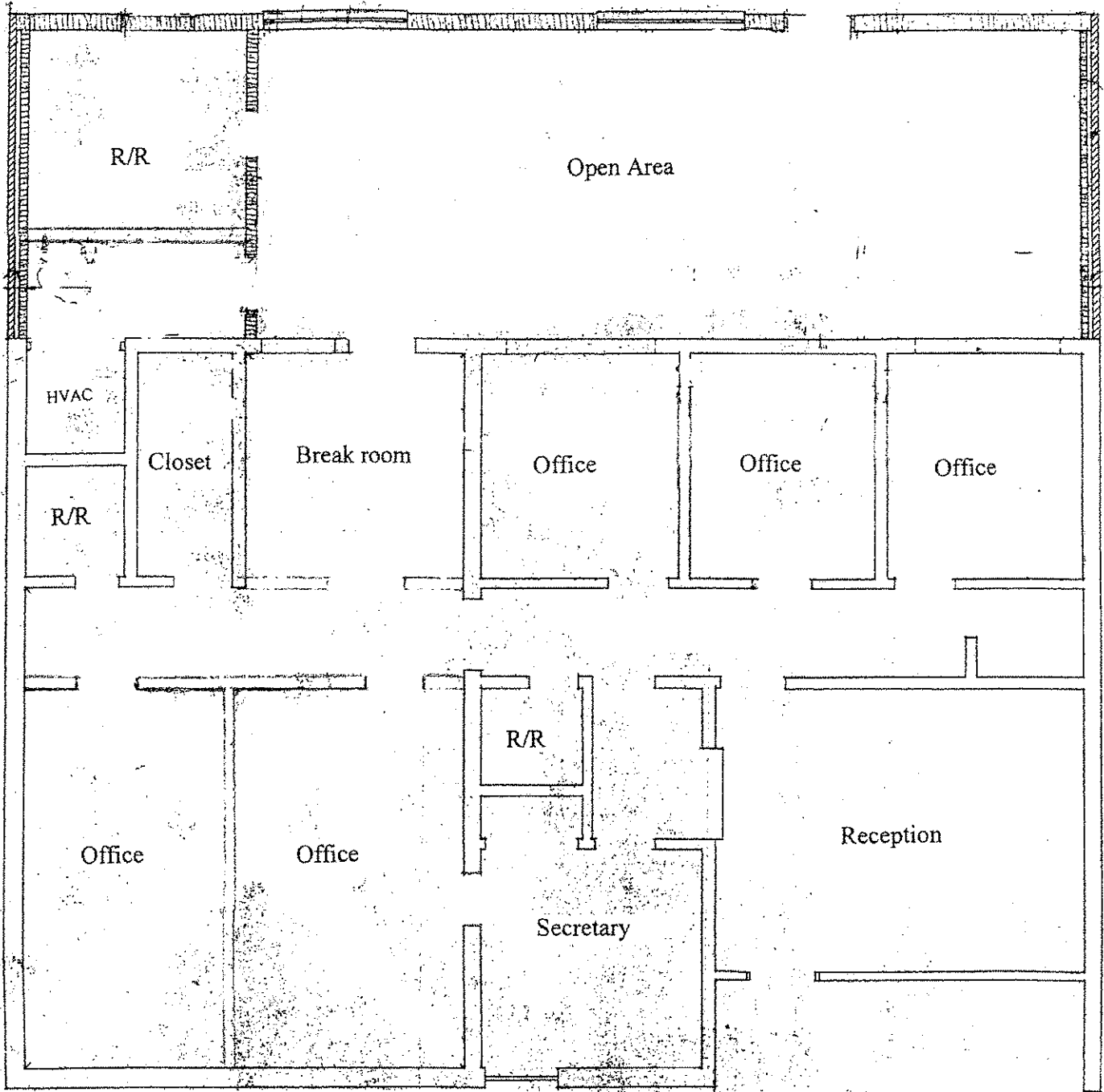
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Rear Parking  
(Alley access off Abrams St)



Front Parking

OLD SHELL RD