

930 W. Buchanan Street

Exceptional opportunity to own a nearly new custom commercial facility completed in 2025! Designed with an impressive combination of professional office space and a large, fully equipped shop, this property offers quality construction, excellent functionality and room for a variety of business uses.

BUILDING & OFFICE FEATURES:

- Custom post-frame construction completed in **2025**
- Office: **56' x 32' x 10'** plus **6' x 32' covered porch**
- Shop: **56' x 96' x 16'**
- 29-gauge steel walls & 26-gauge steel roof with **40-year warranty premium paint**
- Engineered concrete foundation
- 4" concrete office floor & 5" shop floor
- Attractive front façade with Versa Stone and fiber-cement board-and-batten accents
- Multiple private offices plus large reception area
- Kitchenette with custom hardwood cabinetry, stainless-steel refrigerator & microwave
- ADA-compliant bathroom
- Utility room + office storage
- Commercial-grade carpet, vinyl plank & epoxy flooring
- Reclaimed barnwood accent walls
- **8' x 12' reinforced concrete safe room** with 8" concrete walls & ceiling
- Safe room connected to HVAC with exterior fresh-air vent
- **8-camera security system**
- Programmable commercial keypad locks
- Wi-Fi ready throughout
- Electrical system designed to accommodate additional loads/future buildings
- Generator hookup ready

SHOP FEATURES:

- **56' x 96' shop with 16' clear ceiling height**
- Fully lined & insulated
- **R-25 wall insulation**
- **R-40 blown-in ceiling insulation**
- (2) **14' x 14' insulated overhead doors** with Wi-Fi-capable LiftMaster openers
- (2) insulated commercial walk doors
- (4) south-facing high-bay windows for natural light
- (2) 220V welder outlets
- **60-gallon Roll-Air compressor** — hardwired and included
- Two tube heaters
- Two ceiling fans + exhaust fan
- Multiple GFCI outlets for trucks/equipment
- Motion-sensor shop lighting
- Two shop storage rooms

- **12' x 30' loft storage**
- Storage-room shelving included
- Custom heavy-duty **2' x 20' workbench** included

Built with quality, efficiency and future expansion in mind, 930 W. Buchanan offers an outstanding turnkey opportunity for contractors, service companies, trades, distribution, light industrial or other businesses needing professional office space combined with a substantial shop facility.