

FOR SALE OR LEASE

INDUSTRIAL BUILDING 5,280 SF (Lease /Lease back Potential) 15,840 SF (Investment)

Well maintained multi-tenant tilt up industrial building. Features (5) units. (see floor plans). Conveniently located west of Route 31 and north of Rakow Road. Ideal for contractors, trades and warehousing. (no automotive).

UNIT A/B: Available for lease: 5,280 SF with (2) DID's, Mezzanine, office, conference - \$8.64 psf Gross. (lease back potential)

Owner will consider sale/lease back to sell as a 100% occupied investment or will relocate if buyer has interest in using the space. Contact listing broker for financials and rent roll. Visit Premier Commercial Realty website to view all our listings.

PROPERTY SPECIFICATIONS

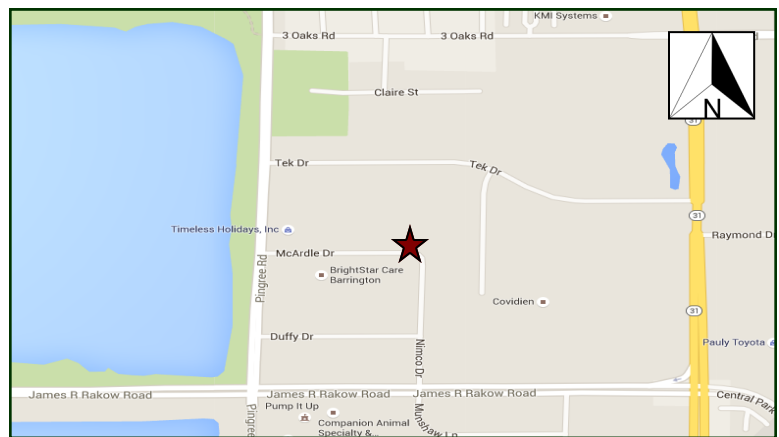
Description:	Multi-Tenant Condo's
Year Built:	2003
Building Size:	15,840 SF 80'x198'
Land Size:	2.3 Acres
Office/Showroom:	Varies (see layouts)
HVAC System:	Ceiling Hung- Warehouse GFA/ Central Air - Offices
Power:	Varies
Sprinklered:	No
Floor Drains:	No
Ceiling Height:	21'
Parking:	44 Spaces - Common
Washroom(s):	Varies per Unit
Truck Docks:	None
Drive-in-Doors:	Varies per Unit (12x14)
Sewer/Water:	City
Possession:	Negotiable
Zoning:	M
Real Estate Taxes:	\$39,516.28 (incl. in lease) 2017
CAM:	\$0.50 psf (incl. in lease)
Lease Term:	Negotiable
Lease Price:	See Table
Sale Price:	\$1,050,780 (\$66.34 psf) REDUCED \$995,000 (\$62.82 psf)

SALE PRICE REDUCED



MLS: 09512703

Unit	SF (each)	Lease Psf Gross	Monthly (each)
A/B (*)	5,280	\$8.64	\$3,800
C	2,640	Leased	—
D	2,640	Leased	—
E	2,640	Leased	—
F	2,640	Leased	—



DIRECTIONS: Route 31 to Rakow, west to Pingree, North to McArdle.

PIN: 19-10-305-022

June 20, 2018

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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