

INVESTMENT BUILDING FOR SALE

FULLY LEASED
INDUSTRIAL BUILDING
42,000 SF - 4 UNITS

Fully leased 4 unit 42,000 SF precast industrial building priced at 10.1% CAP. Great location, just off Route 14. 20' ceilings, 6 truck docks, 2 DID's. Rare outside storage capability on 5.04 acres with well and septic. Precast mezzanines in front units, some storage only, some finished offices. Rents below market for upside. Tenant pole signage on Sands Road. Contact broker for Rent roll and operating statement. New roof October 2017. Visit Premier Commercial Realty website to see more listings.

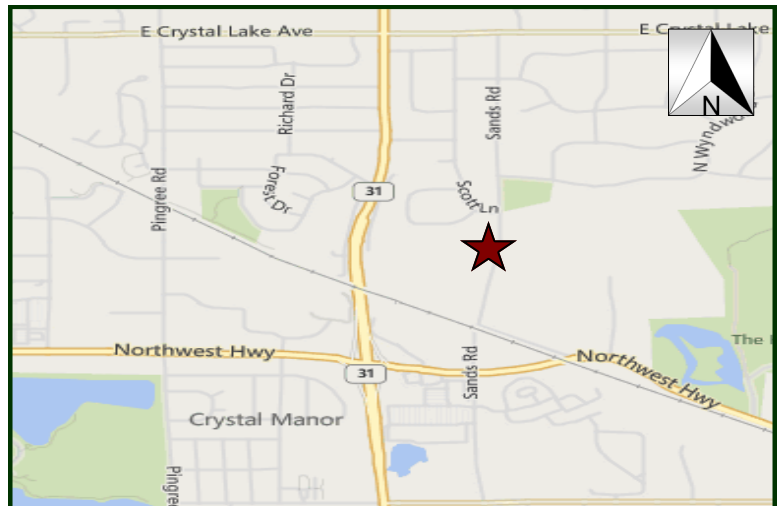
PROPERTY SPECIFICATIONS

Description:	Multi Tenant Precast Ind. Bldg.
Year Built:	1984/1987 (addition)
Building Size:	42,000 SF
Land Size:	5.04 Acres
Office/Showroom:	Varies
HVAC System:	GFA/ Central Air (office only)
Power:	200 amp 3 phase
Sprinklered:	No
Floor Drains:	No
Ceiling Height:	20'
Parking:	Ample
Washroom (s):	Varies
Truck Docks:	6 w/levelers
Drive-in-Doors:	2 (12x14)
Sewer: Septic	Water: Well
Possession:	Negotiable
Zoning:	I1
Real Estate Taxes:	\$41,477.12 (2017)
CAM:	10¢ - 16¢ psf (varies per yr.)
Sale Price:	\$1,800,000 (\$42.86 psf) REDUCED \$1,700,000 (\$40.48 psf)



PRICE REDUCED

MLS: 09560268



DIRECTIONS: Route 14 to Sands Road. North on Sands to property on west side of road.

PIN: 19-03-401-020

July 26, 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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