

- Industrial
- Commercial
- Office
- Land
- Business

FOR SALE

MULTI-TENANT INDUSTRIAL BUILDING FULLY LEASED 45,000 SF

Fully leased 45,000 SF 11 unit pre-engineered steel 17 year old industrial building with 6 tenants. (11) 14x14 DIDs and (5) truck docks. Metal standing seam roof, 18'-20' ceilings. Rare product in the current market. Close to I-90 interchange. 8.86% CAP rate. Contact broker for operating statement and rent roll. Visit Premier Commercial Realty website to see more listings.



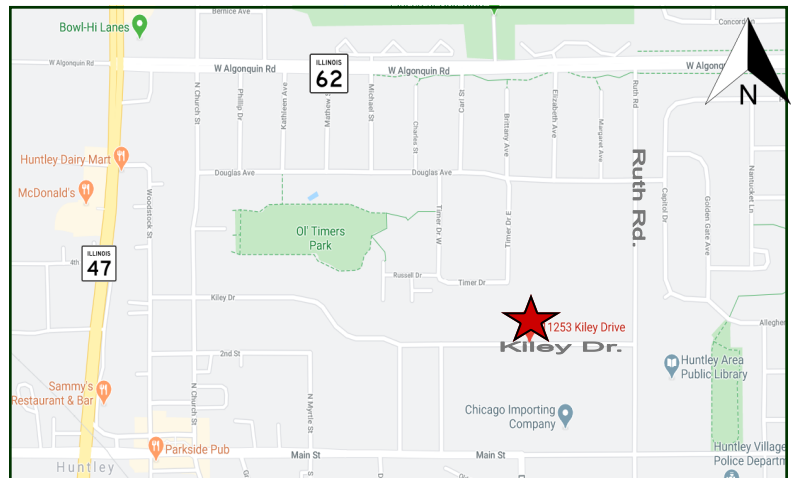
FULLY LEASED • 11 UNITS • 5 DOCKS • 11 (14X14) DIDS



PROPERTY SPECIFICATIONS

Description:	11 Unit Industrial Bldg.
Year Built:	2003
Building Size:	45,000 SF
Land Size:	2.9 Acres
Office/Showroom:	Varies Per Unit
HVAC System:	GFA/ Central Air
Power:	200 amp 3 Phase
Sprinklered:	Yes
Floor Drains:	Triple Basin
Ceiling Height:	18'-20'
Environmental:	TBA
Parking:	57 Std. 3 Handicap
Washroom(s):	Varies Per Unit
Truck Docks:	5 w/Levelers
Drive-in-Doors:	11 (14x14)
Sewer: City	Water: City
Possession:	Closing
Zoning:	M
Real Estate Taxes:	\$58,979.68 (2019)
Sale Price:	\$2,300,000 (\$51.11 psf)

MLS: 10707256



DIRECTIONS: Algonquin Road (Route 62) east of Route 47, south on Ruth Rd, west on Kiley.

PIN: 18-28-476-015

May 18, 2020

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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