

INVESTMENT OPPORTUNITY

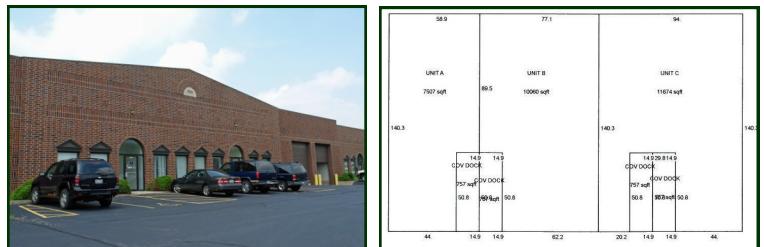
FULLY LEASED
Multi Tenant Industrial Building
32,000 SF

Fully leased 3-tenant 32,000 SF Brick and Steel industrial building. Very well maintained with quality tenants. Part of a 2 building portfolio for sale in the same industrial park by the same owner. (see MLS# 09891327). Being offered at a 7.7% CAP rate with 5% vacancy factor. Ask broker for rent roll and operating statement. Visit Premier Commercial Realty website to see more listings.

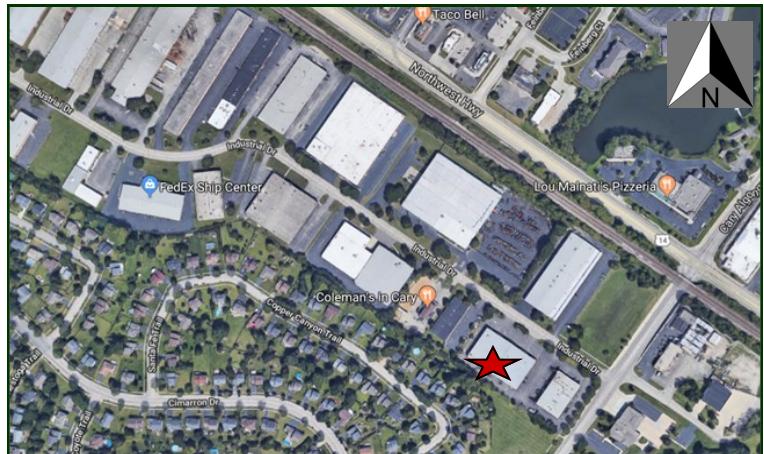


PROPERTY SPECIFICATIONS

Description:	Multi Tenant Industrial
Year Built:	1991
Building Size:	32,000 SF
Land Size:	1.72 Acres
Office:	Varies per Unit
HVAC System:	GFA/ Office A/C
Power:	1600 Amp, 480 V, 3 Phase
Sprinklered:	Yes
Floor Drains:	No
Ceiling Height:	16'-18'
Environmental:	TBA
Parking:	Ample
Washroom(s):	Varies per Unit
Truck Docks:	4 Interior
Drive-in-Doors:	4
Sewer/Water:	City
Possession:	Closing
Zoning:	M (Manufacturing)
Real Estate Taxes:	\$53,883 (2017)
Sale Price:	\$1,600,000 (\$50. psf)



MLS: 09891074



DIRECTIONS: Route 14 to Cary-Algonquin. South under the train tracks to Industrial drive. Property on left.

PIN: 19-12-351-042,044

July 10, 2018

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