

INVESTMENT OPPORTUNITY

FULLY LEASED
Multi Tenant Industrial Building
36,000 SF

Fully leased 6-tenant industrial building with mostly long term tenants. Part of a 3 building portfolio for sale in the same industrial park by the same owner. (see MLS# 09891074 and 09891112). Being offered at an 8% 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:	1979
Building Size:	36,000 SF
Land Size:	2.3 Acres
Office:	Varies per Unit
HVAC System:	GFA/ Office A/C
Power:	Varies up to 400 amp 480 V
Sprinklered:	No
Floor Drains:	Yes
Ceiling Height:	13'-16'
Environmental:	TBA
Parking:	Ample
Washroom(s):	Varies per Unit
Truck Docks:	3 Exterior
Drive-in-Doors:	10
Sewer/Water:	City
Possession:	Closing
Zoning:	M
Real Estate Taxes:	\$44,078 (2016)
Sale Price:	\$1,750,000 (\$48.61 psf)



MLS: 09891327



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

PIN: 19-12-352-001

3/26/18

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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