

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

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