

FOR SALE

Potential Multi-Tenant Industrial Building 9,445 SF

Steel building with multi-tenant potential. Current 5 contiguous units are divisible to 1,880± SF (each w/own meters). See layout.

UNIT 1: 1,880± SF office w/ 2 baths (each w/shower), 5 private offices, kitchenette, no DID.

UNIT 2: 1,880 SF warehouse w/ 2 DIDs

UNIT 3: 1,880 SF warehouse w/ 2 DIDs

UNIT 4: 1,880 SF warehouse w/ access to 320± SF Mezzanine, 2 DIDs.

UNIT 5: 900 ± SF Office, 1 bath, warehouse

Units 2-5 have triple trap trench drains. Additional plumbing stubbed in for additional bathrooms in units 2,3 and 4. Ideal for automotive and manufacturing uses.

PROPERTY SPECIFICATIONS

Description:	Industrial Building
Year Built:	2002
Building Size:	9,445± SF
Land Size:	40,000 (200'x200')
Office/Showroom:	2,748± SF
HVAC System:	Central A/C & GFA (office) Ceiling hung heat (warehouse)
Power:	200 amp, 120/240 V, 3 phase (per unit)
Sprinklered:	No
Floor Drains:	Yes
Ceiling Height:	13'6" - 16'
Parking:	20±
Washroom(s):	3
Drive-in-Doors:	7 (12x12) - 4 in back, 3 in front Drive-thru capability
Sewer/water:	City
Possession:	Negotiable
Zoning:	M
Environmental:	TBD
Real Estate Taxes:	\$23,166.10 (2015)
Sale Price:	\$499,900 \$479,000 (\$50.71 psf)

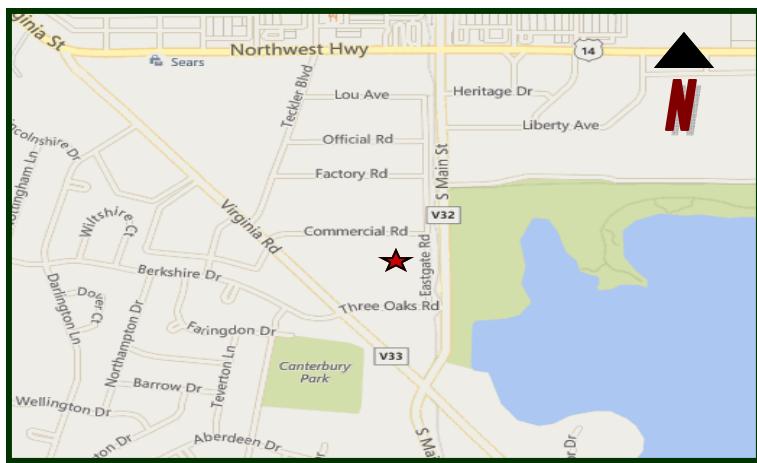


PRICE REDUCED



MLS: 09045239

LoopNet: 19437531

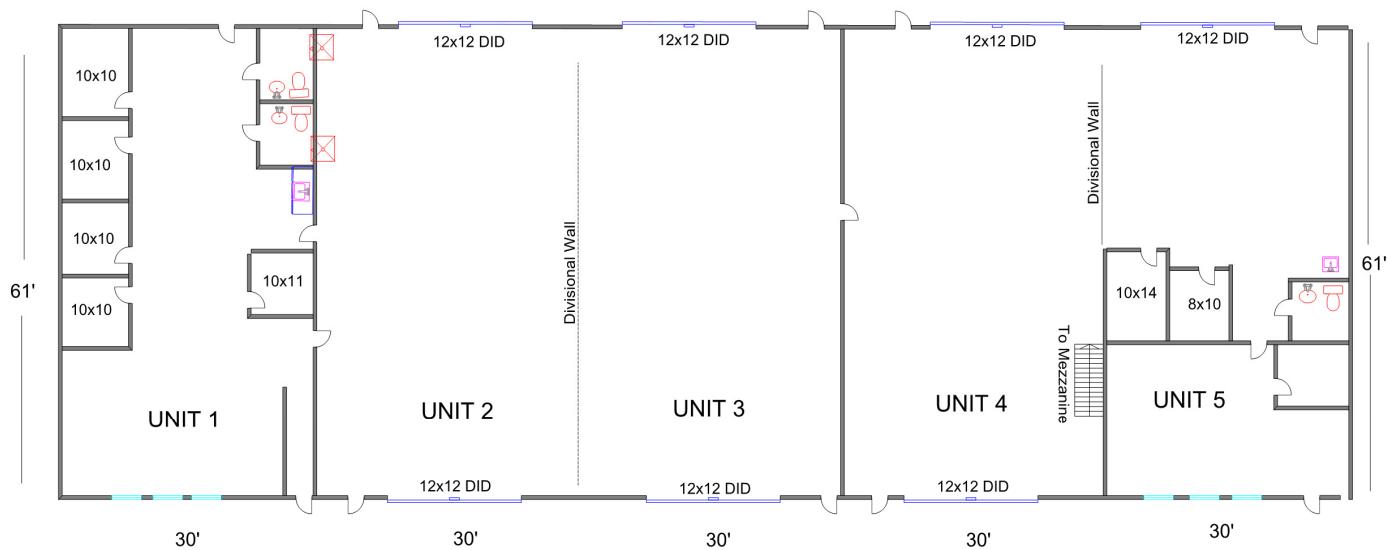
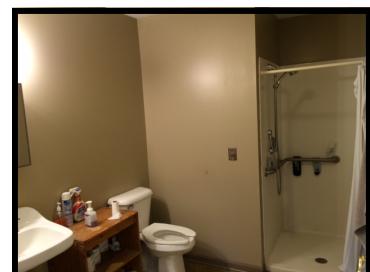


DIRECTIONS: Route 14 to south on Main Street to west on Berkshire to north on Eastgate Road. (corner of Eastgate and Commercial).

PIN: 19-08-277-015

October 5, 2016

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All Measurements are Approximate