

FOR SALE

2 Combined Industrial Condos (divisible)
Manufacturing Use
1,800 - 3,600 SF

OWNER SAYS SELL ! 3,600 SF combined but divisible to 1,800 each. Units have heavy power, 480V, 3 Phase 600 & 800 amp services with buss bar for easy access. Air lines throughout units. 4" incoming gas line. One unit has small office and 2 restrooms, 2nd unit has roughed in restrooms. Floor drains exist but are closed off for their business, yet easy access. External docks for tenant use in rear. Contact Joe H. today for details or to schedule a showing. Visit Premier Commercial Realty website to see more listings.

PROPERTY SPECIFICATIONS			
Description:	Industrial Condos		
Land Size:	Condo		
Year Built:	1985		
HVAC System:	Electric Heat - Ceiling Units A/C		
Electric:	480V , 600 & 800 amp Services		
Sprinklered:	No		
Washrooms:	2 + 2 (roughed in)		
Floor Drains:	Yes - Currently Closed		
Ceiling Height:	11'		
Drive In Doors:	(2) 10x10		
Truck Docks:	Exterior - Shared		
Parking:	8 (Common)		
Sewer:	City	Water:	City
Zoning:	LI		
Real Estate Taxes:	\$3,713.64 / \$3,713.75 2016 Total \$7,427.40		
Association Dues:	\$300/mo. (for both units) Water, Landscape, Snow		
NEW PRICE:	\$216,000 (\$60. PSF) \$185,000 (\$51.39 PSF)		

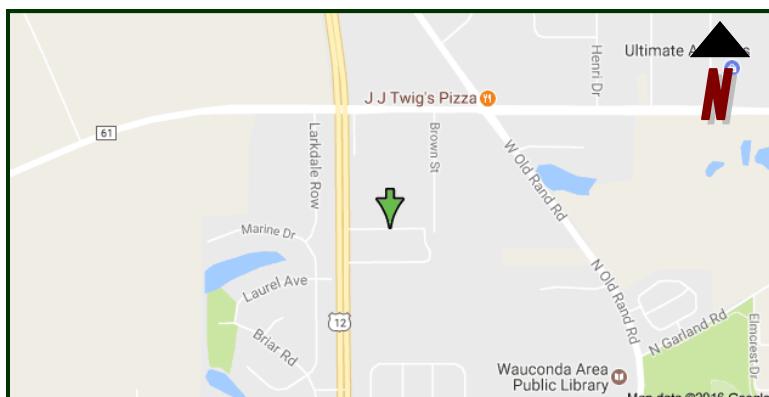
PRICED TO SELL !



MLS: 09632799

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$85,636	\$103,910	\$117,082
Population	1,786	27,694	69,450

TRAFFIC COUNTS:
25,400 Vehicles per Day on Rand Road (Route 12)



Directions: Route 176 to Route 12 (Rand Road), North 1 Mile to Building.

PIN: 09-23-300-181, 182

February 14, 2018

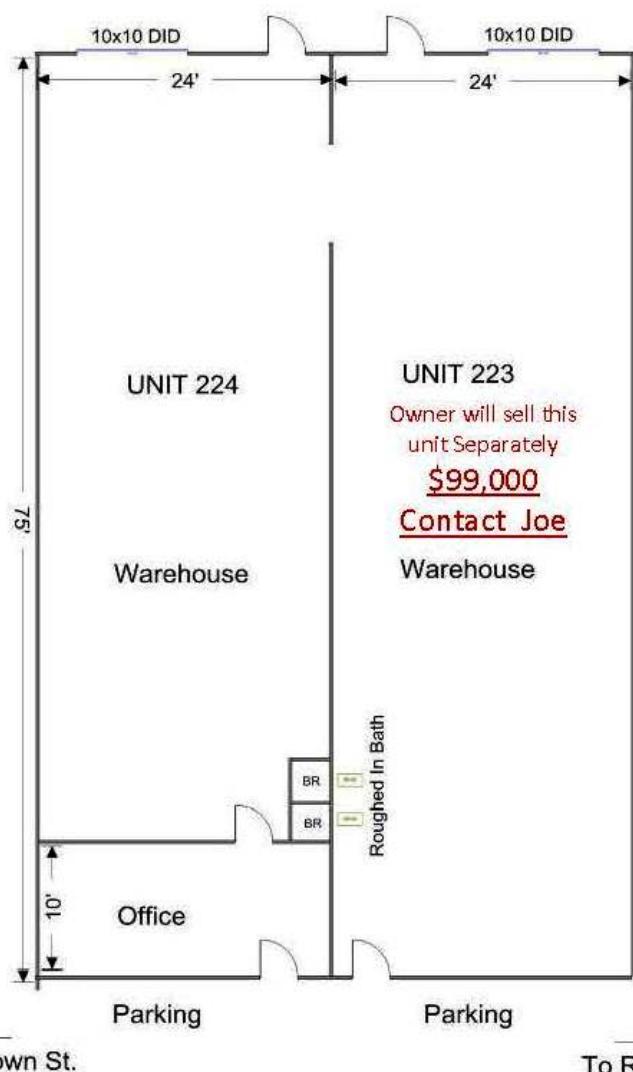
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Pass Through - Alley



Exterior Dock Shared by Entire Complex

