FOR SALE | 6,400 SF





INVESTMENT & PROPERTY HIGHLIGHTS

• **SALES PRICE**: \$1,600,000

• **CAP RATE**: 6%

STRONG LOCAL CREDIT TENANT

» 3-YEAR LEASE

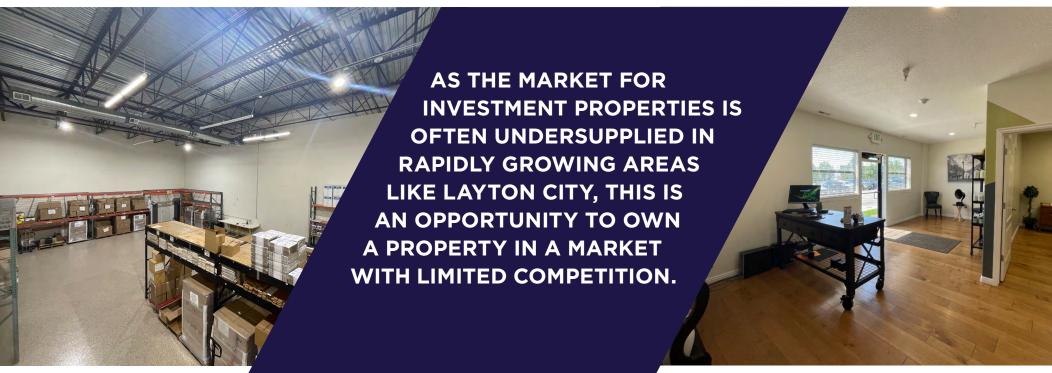
» 4% ANNUAL RENT ESCALATION

» LED: 11/30/2027

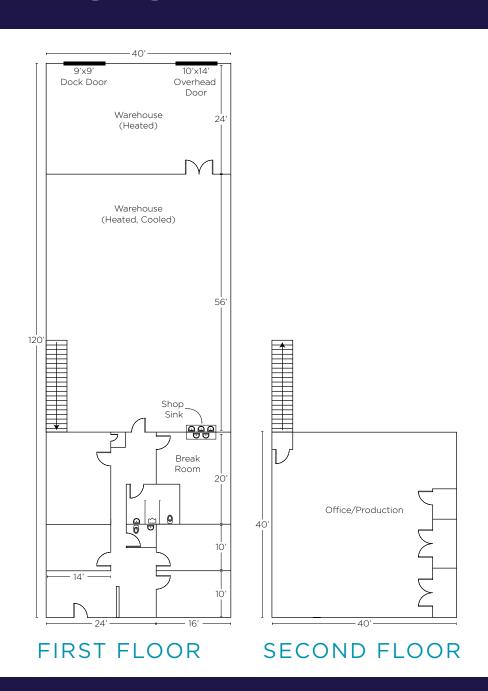
- WELL-FUNCTIONING AND FUNDED OWNER'S ASSOCIATION ALLOWS FOR PASSIVE INVESTMENT
- SIZE: 6,400 SF INDUSTRIAL CONDO
 - » 3,200 SF WAREHOUSE
 - » 1,600 SF OFFICE 1ST FLOOR
 - » 1,600 SF OFFICE 2ND FLOOR
- 1 DH AND 1 GL DOOR
- 22' CLEAR HEIGHT
- FIRE SPRINKLED
- AIR-CONDITIONED WAREHOUSE
- M-2 ZONING
- MULTIPLE EASY ROUTES TO I-15







FLOOR PLAN







AERIAL





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