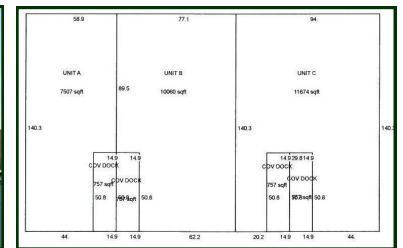


## INVESTMENT OPPORTUNITY

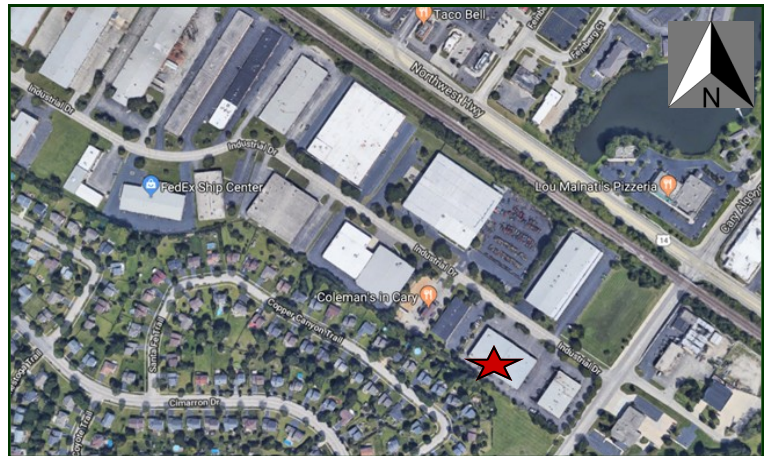
**FULLY LEASED**  
**Multi Tenant Industrial Building**  
**32,000 SF**

Fully leased 3-tenant 32,000 SF Brick and Steel industrial building. Very well maintained with quality tenants. Being offered at a 7.7% 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:	1991
Building Size:	32,000 SF
Land Size:	1.72 Acres
Office:	Varies per Unit
HVAC System:	GFA/ Office A/C
Power:	1600 Amp, 480 V, 3 Phase
Sprinklered:	Yes
Floor Drains:	No
Ceiling Height:	16'-18'
Environmental:	TBA
Parking:	Ample
Washroom(s):	Varies per Unit
Truck Docks:	4 Interior
Drive-in-Doors:	4
Sewer/Water:	City
Possession:	Closing
Zoning:	M (Manufacturing)
Real Estate Taxes:	\$53,883 (2017)
Sale Price:	\$1,600,000 (\$50. psf)

MLS: 09891074



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

**PIN: 19-12-351-042,044**

March 21, 2019

*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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