

## FOR SALE

### INDUSTRIAL BUILDING 16,582 SF

Hard to find 16,582 SF freestanding pre-engineered steel industrial building with 14'-16' ceilings, (2) covered exterior docks, (1) DID and 400 amp 3 phase power with power drops throughout. 26% office (4,500 SF) with conference room, kitchen and several private offices. (3) baths in office (1) bath in warehouse. Sprinklered with exhaust fan. New \$38,000 membrane roof, SBA low interest financing available with only 10% down. See layout and photos. Visit Premier Commercial Realty website to see more listings.



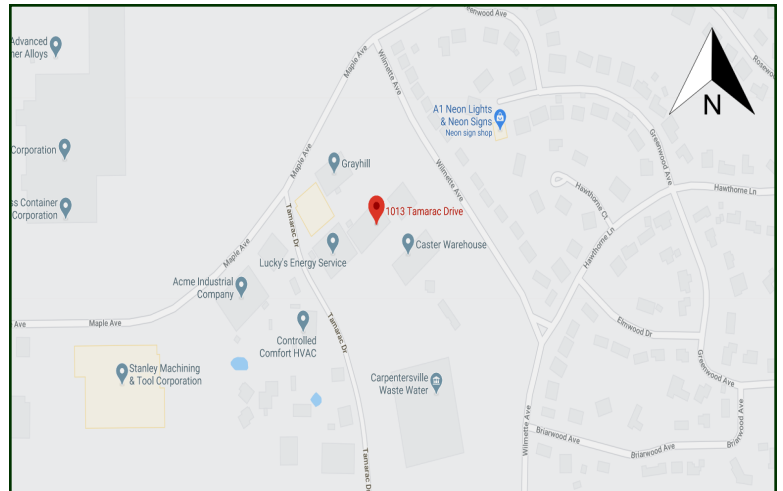
12,000 SF WAREHOUSE

4,500 SF OFFICE



MLS: 10790635

PROPERTY SPECIFICATIONS	
Description:	Steel Industrial Bldg.
Year Built:	1970 / Alteration 1990's
Building Size:	16,582 SF
Land Size:	.66 Acre (28,884 SF)
Office:	±4,500 SF
HVAC System:	GFA / Central Air (office)
Power:	400 amp 3 Phase
Sprinklered:	Yes
Floor Drains:	No
Ceiling Height:	14'-16'
Environmental:	Phase I on File
Parking:	26
Washroom(s):	4 (3) Office (1) Shop
Truck Docks:	(2) Covered Exterior
Drive-in-Doors:	(1) 10x12
Sewer: City	Water: City
Possession:	Fall 2020
Zoning:	M1
Real Estate Taxes:	\$19,810.52 (2019)
Sale Price:	\$912,000 (\$55 psf)



**DIRECTIONS:** Route 25 to Maple. West to Tamarac.

**PIN: 03-14-352-123**

July 28, 2020

*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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