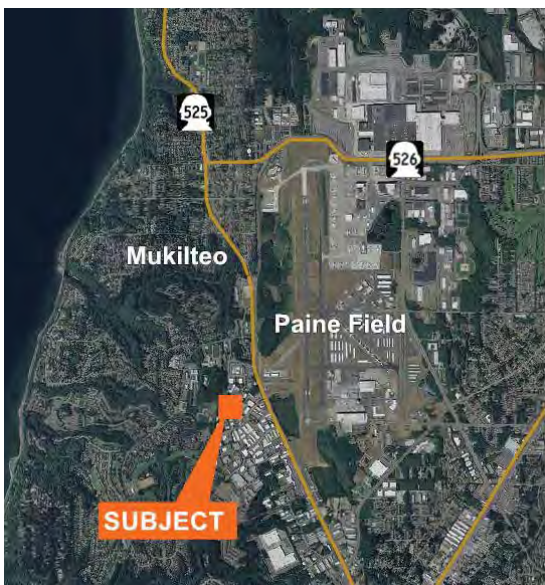




Investment Property in Harbour Pointe



40,000 SF building on 1.96 acres

Class "A" tilt construction built in 1996

Fully leased to HydraMaster, Inc.

Located in prestigious Harbour Pointe

24' ceiling height; T-5 lighting; Natural gas heating

24,000 SF of warehouse/manufacturing area

16,000 SF of corporate office

Price: \$4,650,000 (\$116.25/SF) – 6.25% cap rate

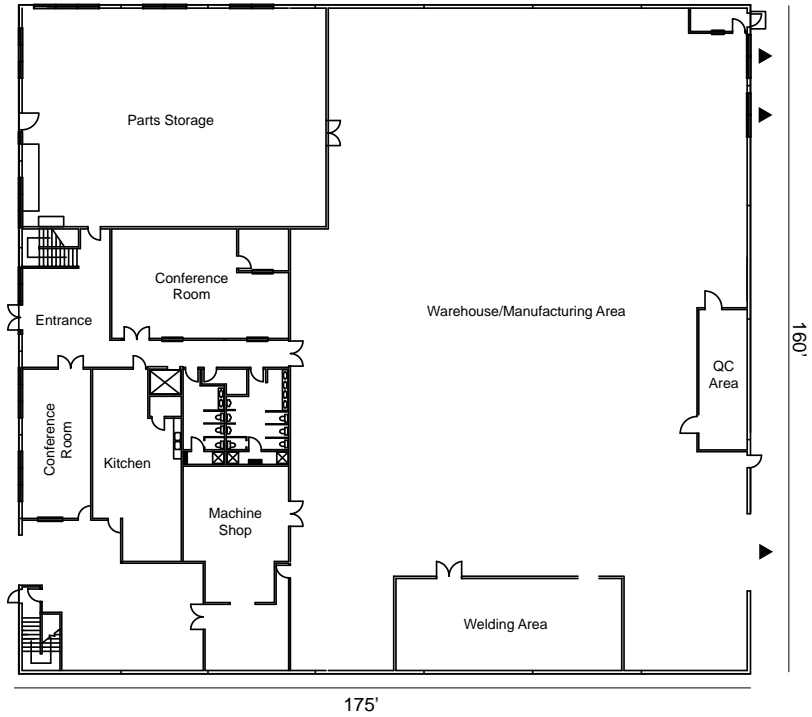
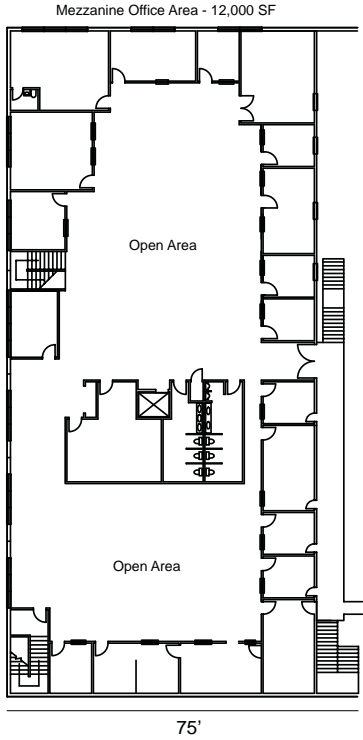
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HydraMaster Building

Investment Property in Harbour Pointe - 40,000 SF



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HydraMaster Building

Investment Property in Harbour Pointe - 40,000 SF

Company Profile

HydraMaster is a leading manufacturer of carpet cleaning equipment in the world. Founded in 1971, HydraMaster specializes in large, heavy-duty, truck-mounted carpet cleaning machines.

HydraMaster is a division of Nilfisk, Inc.

For additional information and a virtual tour of their plant, visit www.HydraMaster.com.

Additional information about this exclusive listing can be found at: www.harbourpointeoffering.com

INVESTMENT DETAILS

Tenant	HydraMaster, Inc., a division of Nilfisk, Inc.
Base Monthly Rent	\$24,950.00, NNN
Lease Expiration	February 28, 2018
Net Operating Income	\$290,418
Purchase Price	\$4,650,000
Cap Rate	6.25%



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