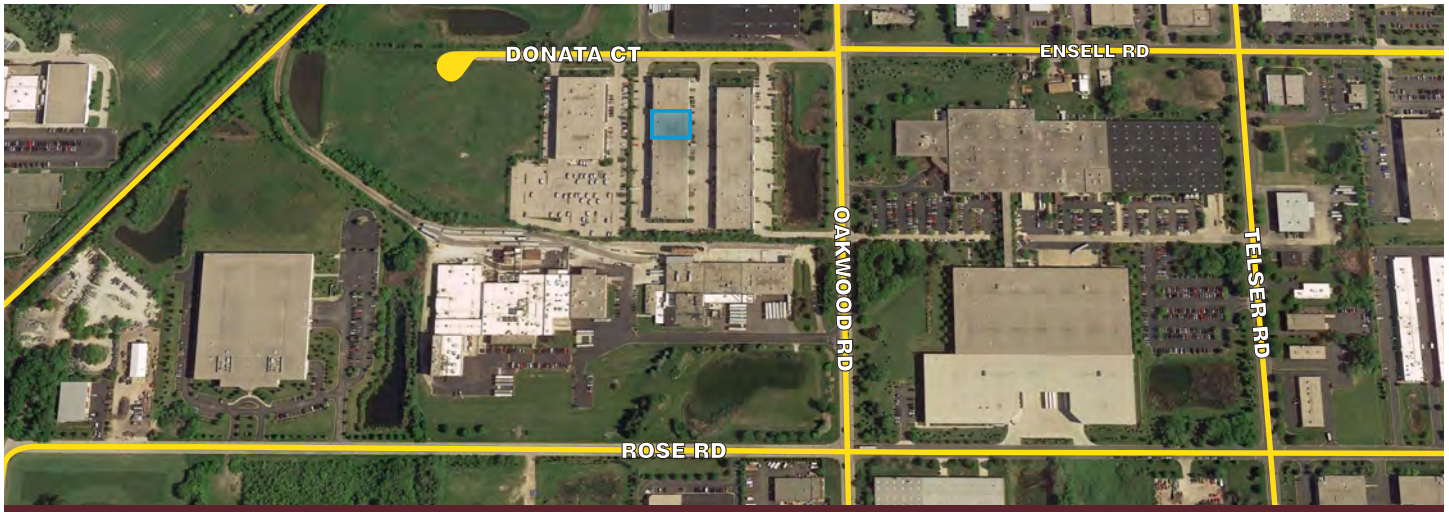


INVESTMENT SALE
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PRICE REDUCED AGAIN!

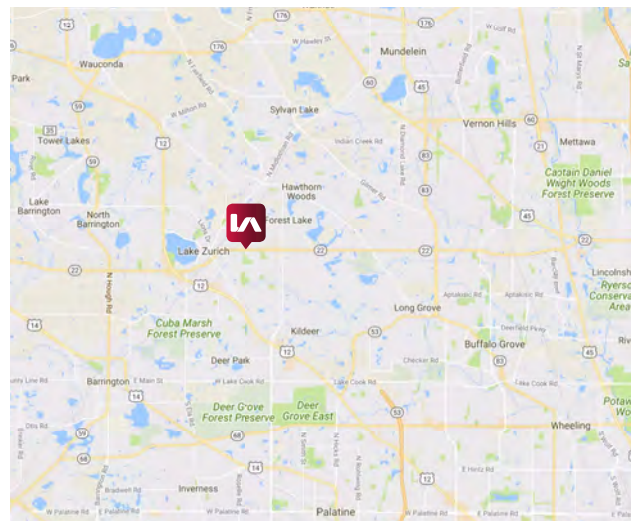


INDUSTRIAL CONDO SPECIFICATIONS:

BUILDING SIZE:	6,980 SF
OFFICE:	±2,300 SF
MEZZANINE:	±800 SF Mezzanine Over Office Area
CLEAR HEIGHT:	24'
LOADING:	› Private Dock › Private 12' x 14' Drive-in Door
PARKING:	12 Car Parking
LIGHTING:	T-5 Lighting
LEASE RATE:	Gross Lease of \$7,500 / month, \$90,000 / year
ASKING PRICE:	\$799,000 \$775,000
TAXES:	2015 Taxes - \$13,137 (\$1.88 / ft.)
ASSOCIATION ASSESSMENT:	\$316 / month, \$3,792 / yr (\$.54 / ft.)
NET OPERATING INCOME:	\$73,071 per year (8.6% return)

COMMENTS:

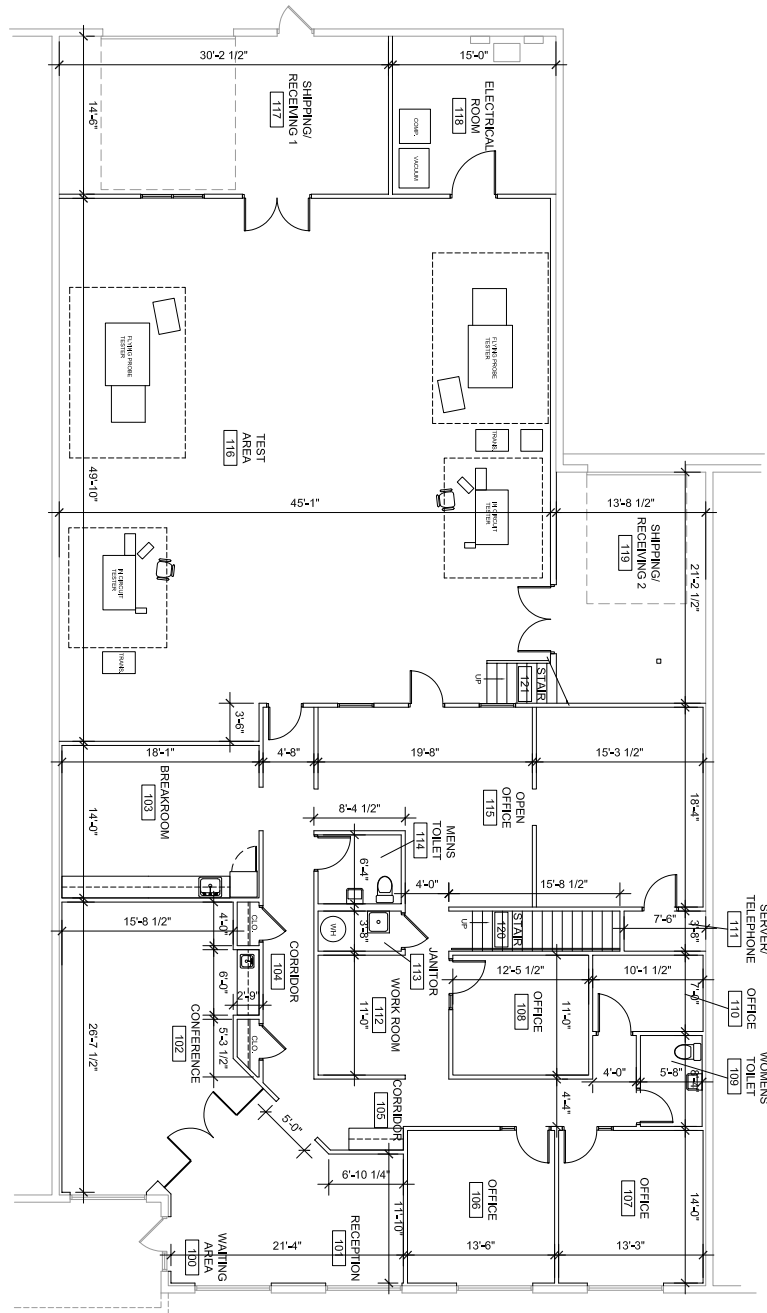
- › Private Entrance
- › 100% Air Conditioned
- › Outside Air Make Up Unit
- › Tenant in Place with 4 Years Remaining on Lease (expiration 9/30/20)
- › 5 Year Option by Tenant



Rick Anesi
Vice President
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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