

FOR SALE - WAREHOUSE / LIGHT INDUSTRIAL



EUROPEAN EQUITIES
CORPORATION

DEVELOPMENT
BROKERAGE
MANAGEMENT

HIGHEST QUALITY MANATEE INDUSTRIAL BUILDING

Taylor Made Building
1900 47th Terrace East, Bradenton, Florida



PROPERTY HIGHLIGHTS

- Fully occupied with two long term, national credit tenants.
- 171,100 SF total rentable area,
- 15,000 SF interior loading area
- 5 ton overhead crane in loading area
- 100% sprinkled
- 220/440/880 3 phase electrical service
- New roof 2013 – 10 year warranty
- All HVAC serviced, updated in 2013

FOR ADDITIONAL INFORMATION CONTACT

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PRESENTED BY

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*European Equities Corporation is a full-service real estate development company.
European Equities offers services identifying, acquiring, developing, leasing, managing
and selling commercial real estate in the southeastern United States.*



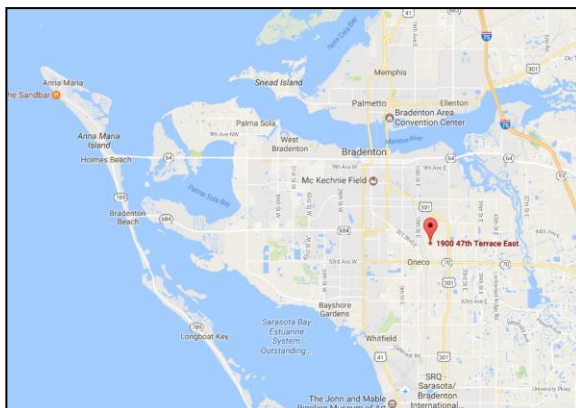
PROPERTY SUMMARY

SALE PRICE:	\$9,500,000
LOT SIZE:	10.5 acres
BUILDING SIZE:	171,000+ rentable
GRADE LEVEL DOORS:	1 – 12'w x 14'h
DOCK HIGH DOORS:	4 – 12'w x 10'h
CEILING HEIGHT:	19' – 37'
YEAR BUILT:	1989 / 1994
SPRINKLERS:	100%
ROOF:	New 2013
HVAC:	Updated 2013 & 2016

PROPERTY OVERVIEW

Fully leased manufacturing headquarters, office and warehouse space. Many recent upgrades including a new roof in 2013 with 10 year warranty and HVAC upgrade in 2013. 220/440/880 3 phase electrical service and natural gas available.

Situated on over 10 acres of land and 100% occupied by two large, national credit tenants with long term leases, this is an ideal passive, positive cashflow investment.



ECONOMICS

Asking Price: \$9,500,000 (\$55.55 PSF)

\$10.00 PSF Below Market!

Net Operating Income: \$680,000+

CAP Rate: 7.22%

Detailed financials available upon request



PROPERTY ECONOMICS

1900 47th Terrace, Bradenton 2017 Pro Forma Income Statement

Ordinary Income/Expense

Income

Rental Income

Burnett's Wholesale Nursery LLC	\$600
Taylor Made Group LLC	\$342,120
The Grid Company LLC	\$339,002

Total rental income \$681,722

Expenses Reimbursement

Taylor Made Group LLC	\$196,892.04
The Grid Company LLC	\$185,770.74

Total Expense Reimbursement \$382,663

Total Income \$1,064,385

Expense

CAM

Fire Protection	\$1,216
HOA Assessment	\$2,923
Insurance Expense	\$58,922
Landscaping	\$10,800
Management Fee	\$26,511
Repairs and Maintenance	\$33,248
Trash	\$15,000
Utilities	
Electric	\$140,000
Water & Sewer	\$3,000

Total CAM \$291,620

Real Estate Taxes \$86,347

Total Expenses \$377,967

Net Operating Income \$686,418



TENANTS

Taylor Made



The Taylor Made Group was founded in 1908, making custom boat canvas trade. Today, Taylor Made Group is the number one supplier of aftermarket products and windshield systems in the marine market, and an industry leader for all marine equipment for original manufacturers and overmarket retailers. The holder of over 60 active patents, Taylor Made uses these advanced technologies and production methods to supply industries beyond marine, including industrial, agricultural, construction and transportation. For example, Taylor Made recently acquired sag bending and chemical toughening equipment to support its increasing numbers of superyacht customers.

The Grid Company (CertainTeed)



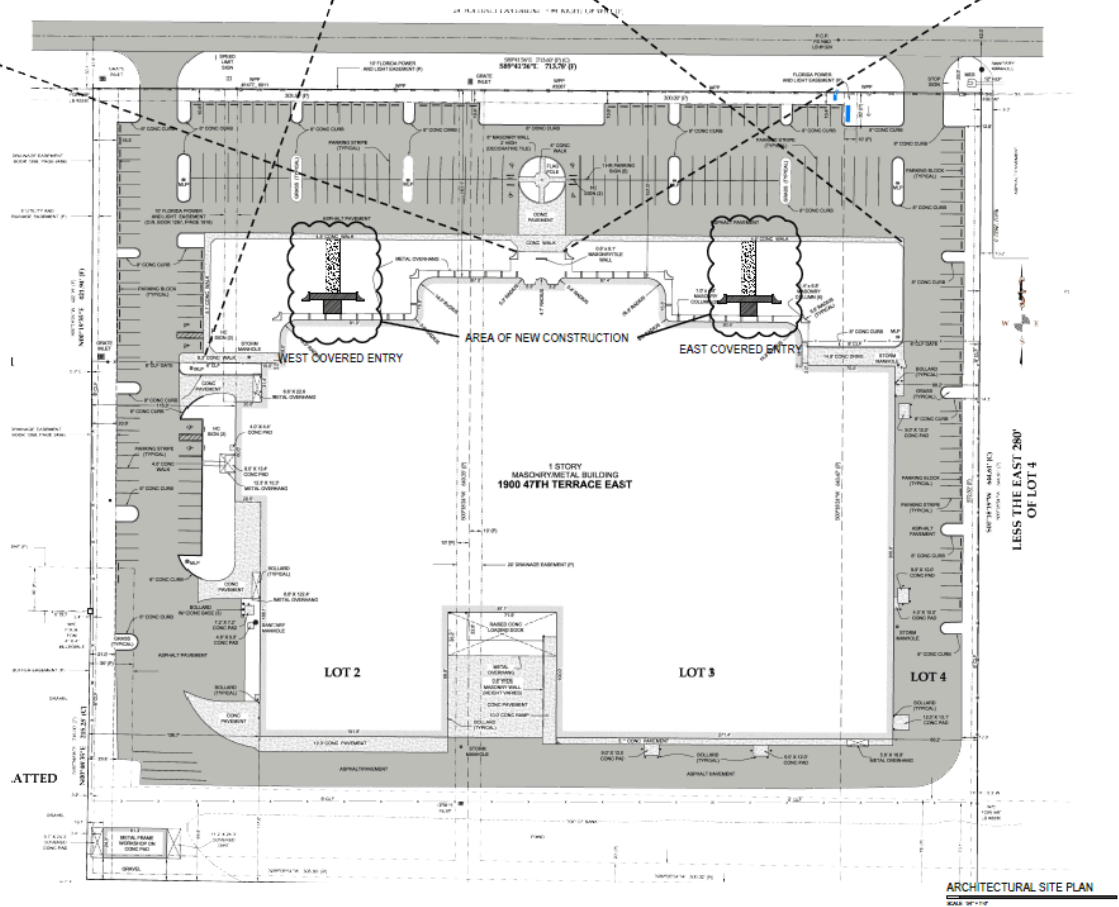
CertainTeed has helped shape the building products industry for more than 110 years. Founded in 1904 as General Roofing Manufacturing Company, today, CertainTeed® is North America's leading brand of exterior and interior building products, including roofing, siding, fence, decking, railing, trim, insulation, gypsum and ceilings. A subsidiary of Saint-Gobain, one of the world's largest and oldest building products companies, CertainTeed and its affiliates have more than 5,700 employees and more than 60 manufacturing facilities throughout the United States and Canada.

Burnett Wholesale Nursery

Burnett Wholesale Nursery is a neighbor to the property who inadvertently extended a fence on to the Taylor Made building property. Burnett pays a nominal monthly rent in lieu of removing/relocating the fence.



BUILDING LAYOUT



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