

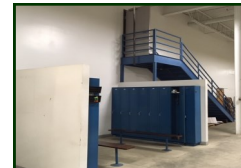
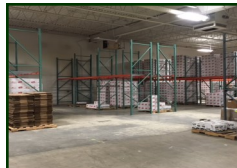
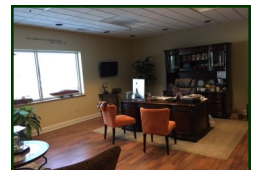
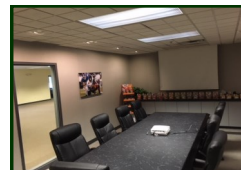
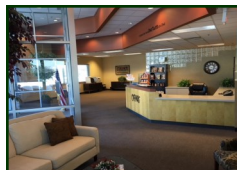
FOR SALE OR LEASE

INDUSTRIAL FLEX BUILDING 25,639 SF

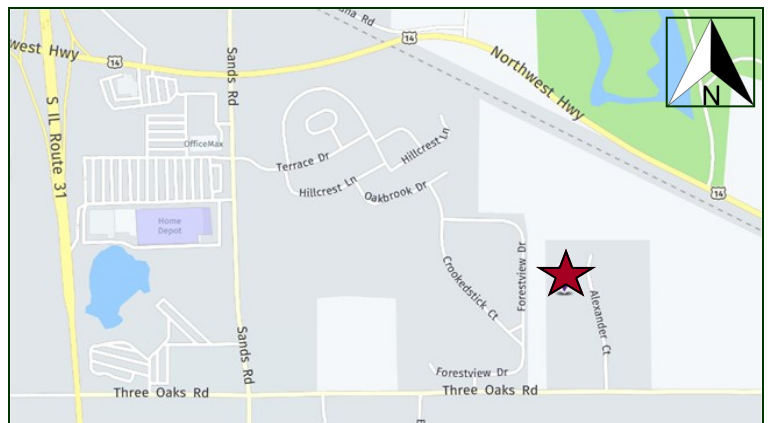
Impressive high image industrial flex building. 7,179 SF of quality office. Presidents office with private bath, 7 executive offices, conference room, large open area and a full kitchen with adjacent outdoor patio area. 18,460 SF fully air conditioned warehouse with bonus mezzanine area. Bldg. can expand 10,000 SF. See photos and layout. Visit Premier Commercial Realty website to see more listings.

PROPERTY SPECIFICATIONS

Description:	Industrial Flex w/ Warehouse
Year Built:	1995
Building Size:	25,639 SF
Land Size:	2.5 Acres
Office:	7,179 SF
HVAC System:	GFA / Central Air
Power:	1200 Amps, 227/480 V
Sprinklered:	Yes
Floor Drains:	Triple Basin
Ceiling Height:	19' Clear
Environmental:	TBD
Parking:	42
Washroom(s):	4
Truck Docks:	1 (interior)
Drive-in-Doors:	1 (interior) 8x10
Sewer/Water:	City
Possession:	Negotiable
Zoning:	M
Real Estate Taxes:	\$47,284.86 (2017) Incl. in lease (with stops)
Lease Term:	Negotiable
Lease Price:	\$7.25 psf Mod. Gross (\$15,490/mo.)
Sale Price:	\$1,650,000



MLS: 09869752



DIRECTIONS: Route 31 to east on Three Oaks Road to North on Alexander Ct.

PIN: 19-11-151-009

June 13, 2018

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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