

13185 NEVADA CITY AVENUE



*Three Tenant
Leased Investment*

±19,600
SQUARE FEET

\$2.445M
SALE PRICE

6.27%
CAP RATE

±19,600 SF building

±1.31 Acres

Fully Sprinklered and Insulated

3 Tenant Investment, NNN Leases

NOI \$153,492

\$124.74 PSF

Vacancy Rate in the Grass Valley Industrial remains in the low single digits at 4%

Main Tenant Benchmark Thermal renewed through 1-31-2029

Four (4) new roll ups

Major roof work in 2023 including new gutters, roof vents and overall reconditioning

This building is selling at well below replacement cost which is estimated to be \$200+/- psf. in today's market.

*For more sale
information contact*

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RENT ROLL

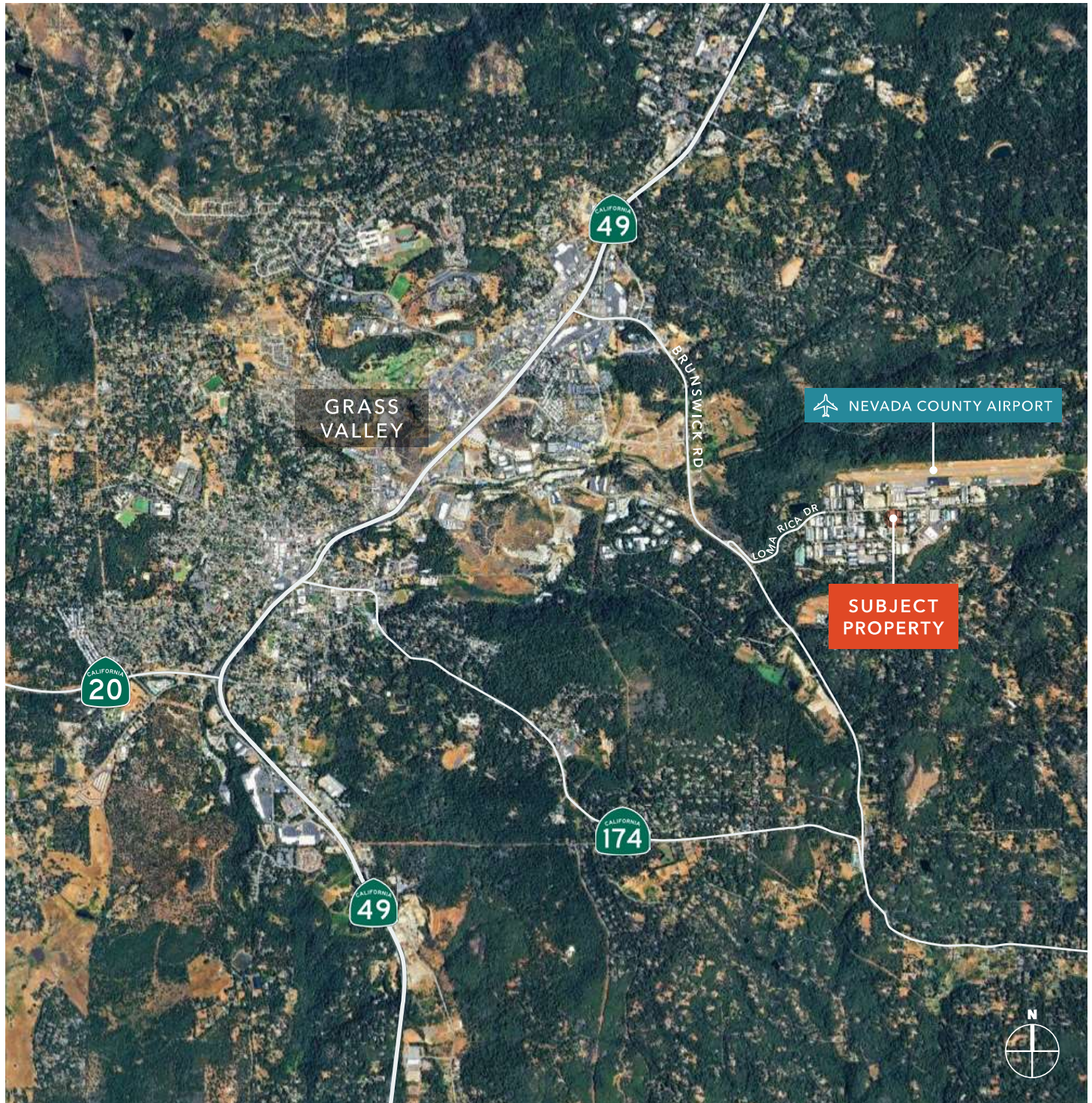
Unit	Unit SF	Tenant Name	Actual Rent	Actual Rent PSF	Tenant Deposit	CAM	CAM PSF	Move In	Lease Expiration
CURRENT/NOTICE/VACANT TENANTS									
13185	15,800	Benchmark Thermal	\$9,480	\$0.60	\$7,992	\$2963.35	\$0.19	02/01/2017	01/31/2029
13197	1,900	Briar Patch Food Co-op	\$1,696	\$0.89	\$1,200	\$356.35	\$0.19	04/03/2018	04/30/2027
13199	1,900	Dennis Dewlaney	\$1,615	\$0.85	\$1,615	\$356.35	\$0.19	06/01/2025	05/31/2027
Monthly			\$12,791	\$0.67	\$10,807	\$3,676.05	\$0.19		
Annual			\$153,492						



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LOCATION AERIAL



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