

FOR LEASE

INDUSTRIAL CONDO END UNIT 2,065 SF plus 413 SF Mezzanine

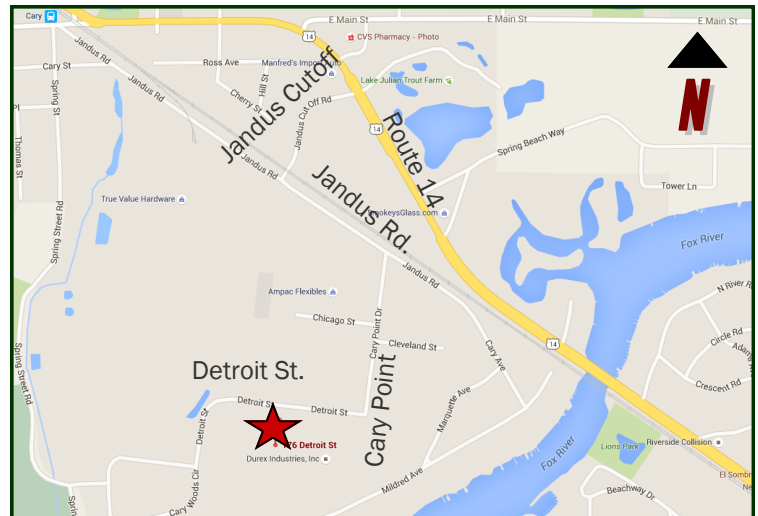
2,065 SF masonry industrial end unit condo with concrete mezzanine. Ideal for trades, small manufacturers/distributors or investors. 413 SF office with one private office and partial wall second office and central air. Warehouse has 18' ceilings, triple basin drains and 10x12 DID. See photos and layout. Compressor with airline stays. Gravel side strip for trailer/truck storage. Upgraded T-8 lighting. Tenant will be out by December 1. Lease only for \$1,299/mo gross with escalations. Lease includes \$175/mo. association dues and real estate taxes. No automotive uses. Visit Premier Commercial Realty website to see all our listings.



MLS: 10122043

PROPERTY SPECIFICATIONS

Description:	Masonry/Steel Industrial Condo
Year Built:	2000
Building Size:	37,800 SF
Land Size:	2.6 acres
Office:	413 SF
HVAC System:	Gas forced air, (1) rooftop HVAC, (1) 100,000 BTU hanging heater
Power:	200 amps, 3 phase
Sprinklered:	No
Floor Drains:	Yes, triple basin
Ceiling Height:	18'
Parking:	72+ cars (common)
Washroom(s):	1 (handicapped)
Truck Docks:	None
Drive-in-Doors:	1 10'x12'
Sewer:	City
Water:	City
Possession:	Immediate
Zoning:	M (Cary)
Association & Taxes:	Included in Rent
Lease Price:	\$1,299/mo. Gross (\$7.55 psf)



DIRECTIONS: Route 14 to Jandus Rd., south on Jandus Cutoff across tracks to Jandus Rd. Left on Cary Point Dr., right on Detroit St.

PIN: 20-18-352-018

November 2 , 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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