

## FOR SALE or LEASE

### Office Building 7,590 SF

7,590 SF single story free standing modern office building nestled in the woods. 12 private offices, 2 conference rooms, open spaces, break room with small kitchen and 5 washrooms. Also contains a 1,643 SF partially finished basement and a deck. Easy access to Route 31 and Route 14. Close to Holiday Inn and Super Walmart.

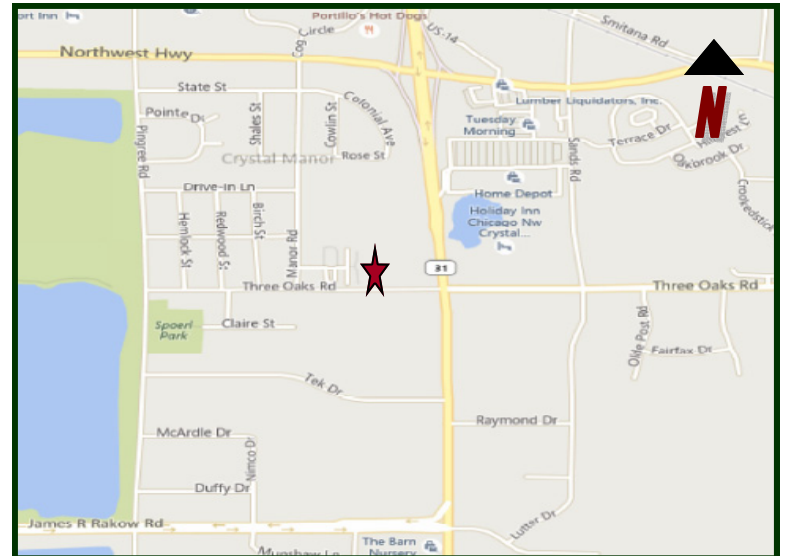
#### PROPERTY SPECIFICATIONS

Description:	Divisible Office Building
Building Size:	7,590 SF
Land Size:	3.64 Acres (317'x500')
Year Built:	1957, 1994, 2001
HVAC System:	Gas HW and GFA/ Central Air
Electric:	200 and 600 amp Services
Sprinklered:	None
Washrooms:	5 (4 are Handicapped)
Floor Coverings:	Varies
Ceiling Height:	8'-9'
Possession:	April 1, 2016
Parking:	41 Cars
Sewer/Water:	City
Zoning:	O (Office)
Real Estate Taxes:	\$36,924.14 (2014)
CAM:	Included in Rent
Lease Term:	3-5 Years
Lease Price:	\$12 psf Gross
Sale Price:	\$899,000 (\$118.44 psf)



LoopNet: S: 19593018  
L: 19593072

MLS: 09112004



**Directions:** Route 31 to Three Oaks , West on Three Oaks to property on right.

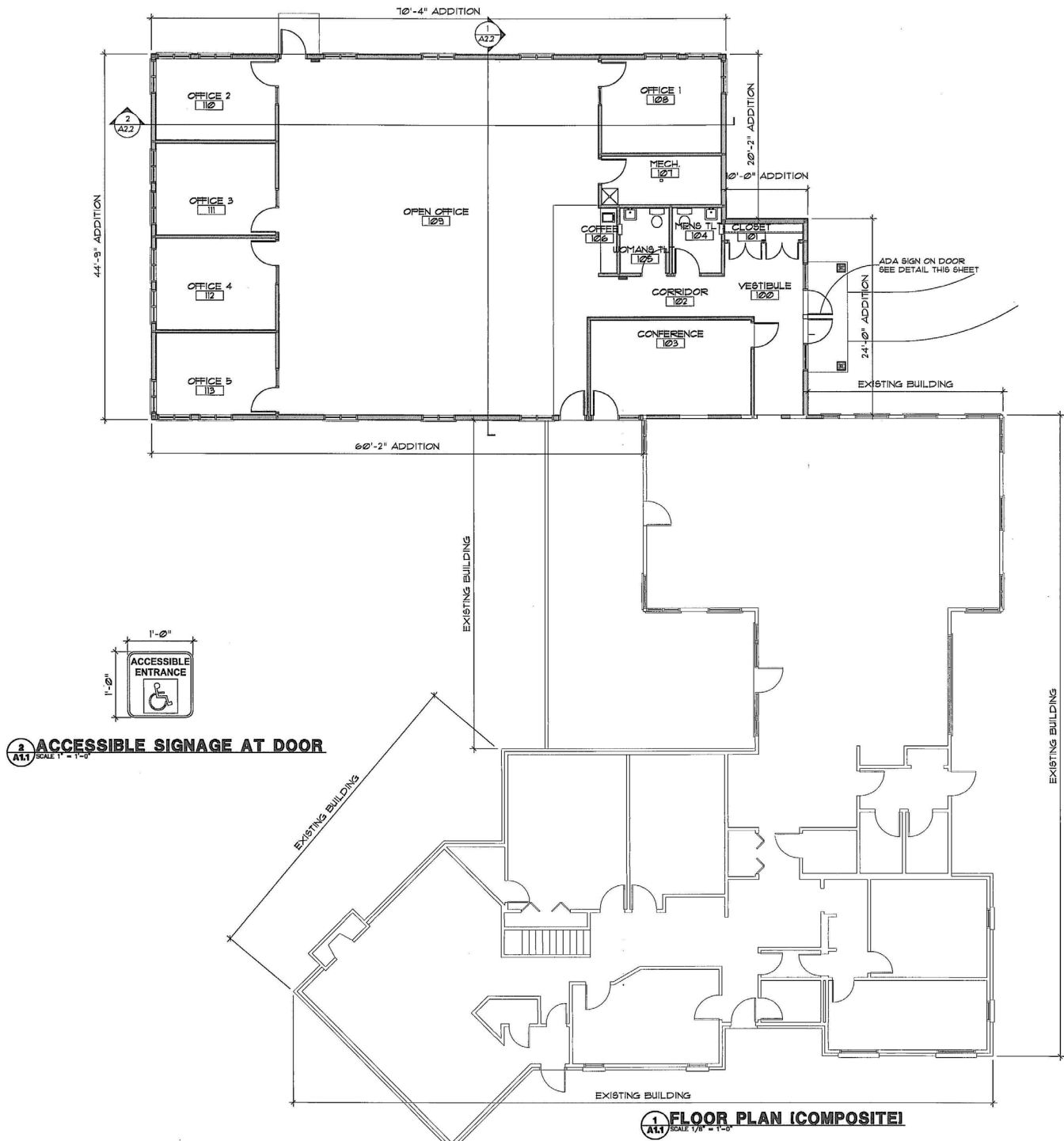
**PIN:** 19-10-176-016

January 11, 2015

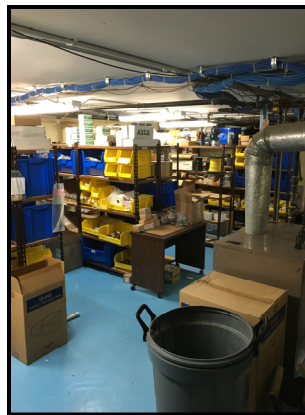
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## Office Building - Floor Plan 7,590 SF

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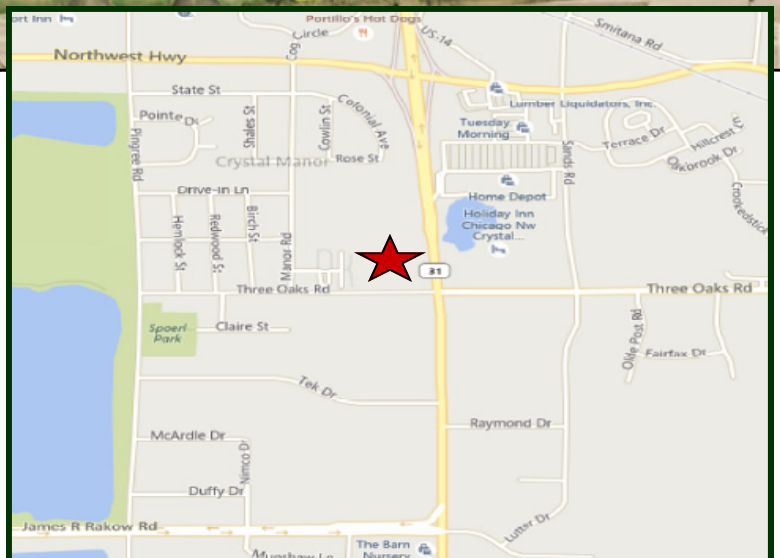




## Office Building -Aerial View

### 7,590 SF

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## Site Plan

Note: Barn is gone; proposed addition has been built

