

FOR SALE

INDUSTRIAL FLEX BUILDING 11,685 SF

Free standing 11,685 SF masonry and steel flex building with 5,350 SF nicely finished office space and 6,335 SF warehouse. Several private offices, conference room, full kitchen, lunch/cafeteria, call center or showroom area. Natural light and ceiling fans in fully air conditioned warehouse with 16' ceilings. 5,350 SF mezzanine over office and 720 SF mezzanine in shop. Dock and two DID's. SBA financing with as little as 10% down. Adjacent 6,965 SF building also for sale.

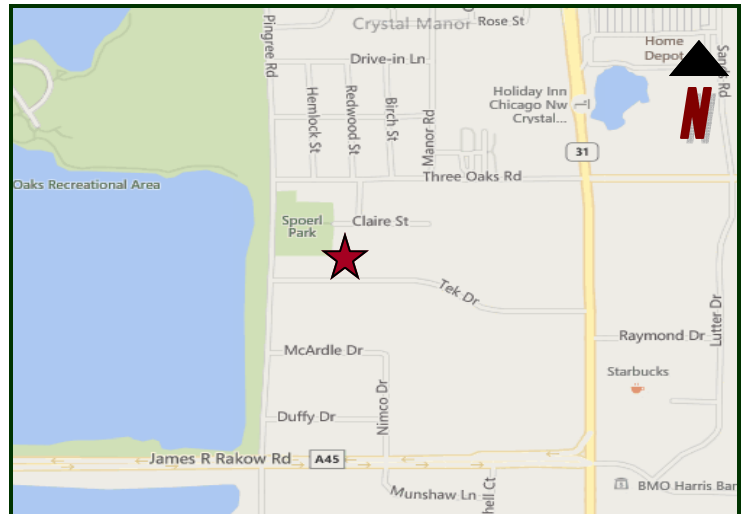
PROPERTY SPECIFICATIONS

Description:	Freestanding Flex Bldg.
Year Built:	1991
Building Size:	11,685 SF
Land Size:	51,516 SF (1.18 Acres)
Office:	5,350 SF (46%)
HVAC System:	GFA/Central Air
Power:	800 Amp, 240 V, 3 Phase
Sprinklered:	Yes, Fully
Floor Drains:	None
Ceiling Height:	16'
Parking:	28 Spaces
Washroom (s):	3 (handicapped)
Truck Docks:	1 Exterior w/leveler
Drive-in-Doors:	(1) 10x12 (1) 12x12 w/ openers
Sewer/Water:	City
Possession:	Negotiable
Zoning:	M
Environmental:	To Be Assessed
Real Estate Taxes:	\$22,673.52 (2014)
Sale Price:	\$835,000 (\$71.46 psf)



LoopNet: 19267363

MLS: 08931160



DIRECTIONS: Route 31 to Tek Drive, west to property.

PIN: 19-10-304-013

May 28, 2015

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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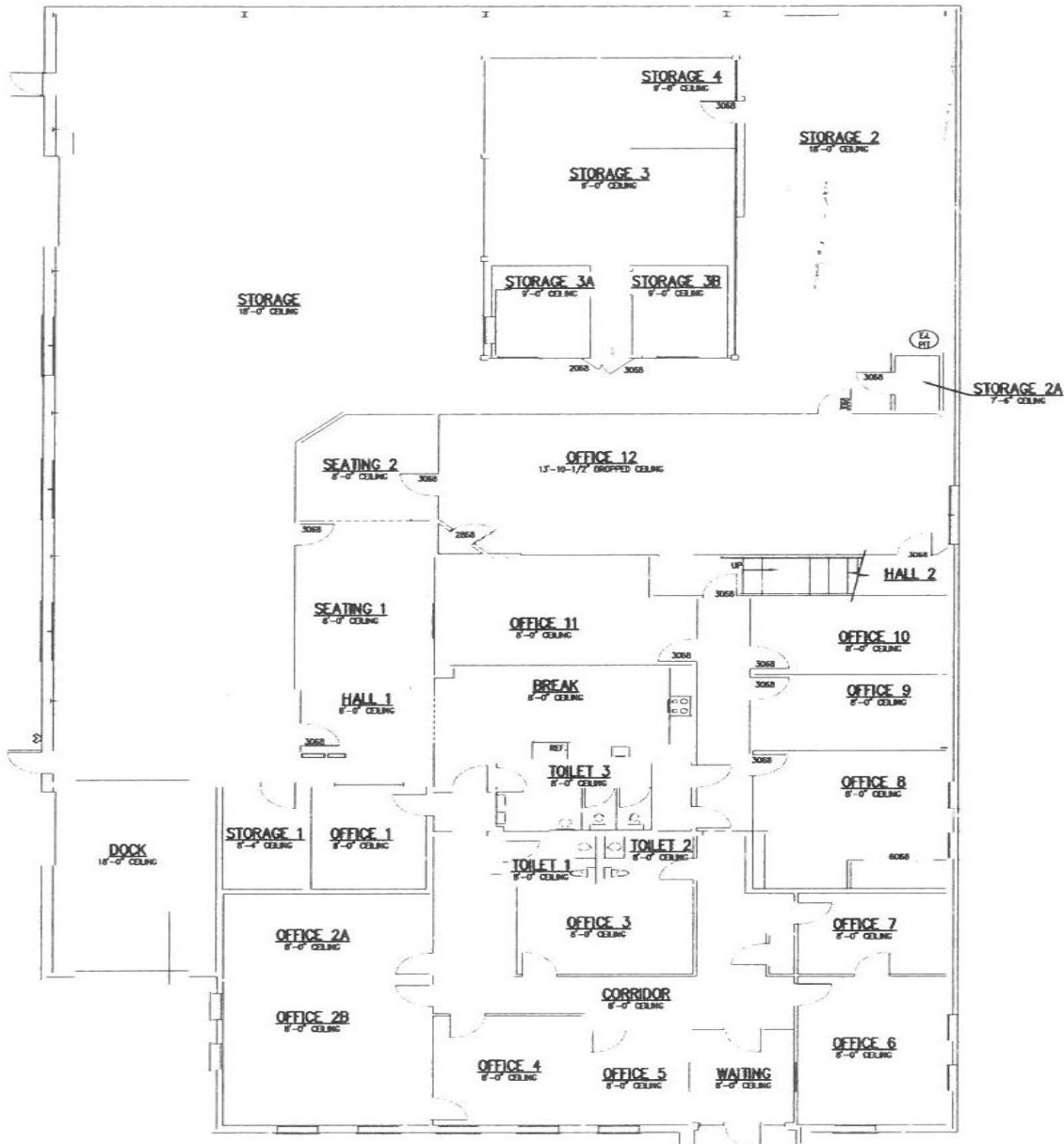
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PLAT OF SURVEY 748 TEK DRIVE

