

## FOR SALE

### INDUSTRIAL CONDO 5,000 SF

Industrial Condo in convenient location, just off busy Route 31 on Virginia Road. 672 SF of office with 2 bathrooms, separate shower area and washer/dryer hook-up. Oversized DID (20'x12') and 18' ceilings. See attached layout.

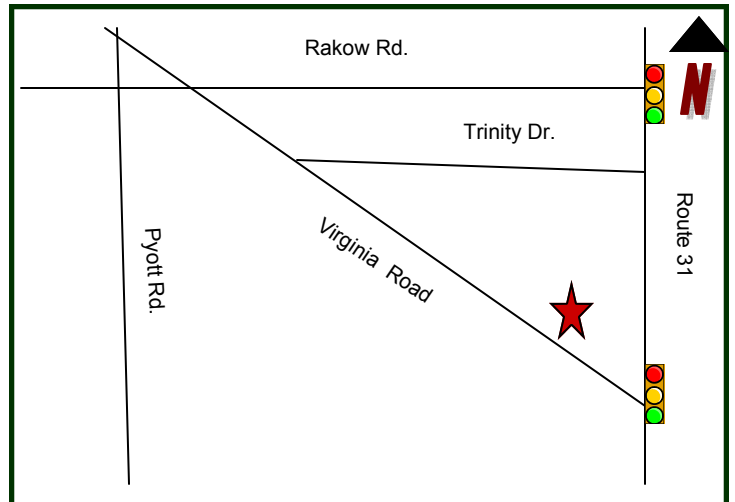
#### PROPERTY SPECIFICATIONS

Description:	Industrial Condo
Year Built:	1995
Building Size:	27,160 SF
Land Size:	3.0 acres (common)
Office/Showroom:	672 SF
HVAC System:	GFA (Warehouse) Central A/C (Office)
Power:	200 amp
Sprinklered:	Yes
Floor Drains:	No
Ceiling Height:	18'
Parking:	30+ (common)
Washroom (s):	2
Truck Docks:	0
Drive-in-Doors:	1 (20'x12')
Sewer: Septic	Water: Well
Possession:	Immediate
Zoning:	B-4
Real Estate Taxes:	\$11,166.82 (2014)
CAM:	\$450.00/ mo.
Sale Price:	<b>\$320,000 (\$64.00 PSF)</b>



LoopNet: 19240662

MLS: 08922088



**DIRECTIONS:** Route 31 to Virginia Rd., West to 9358

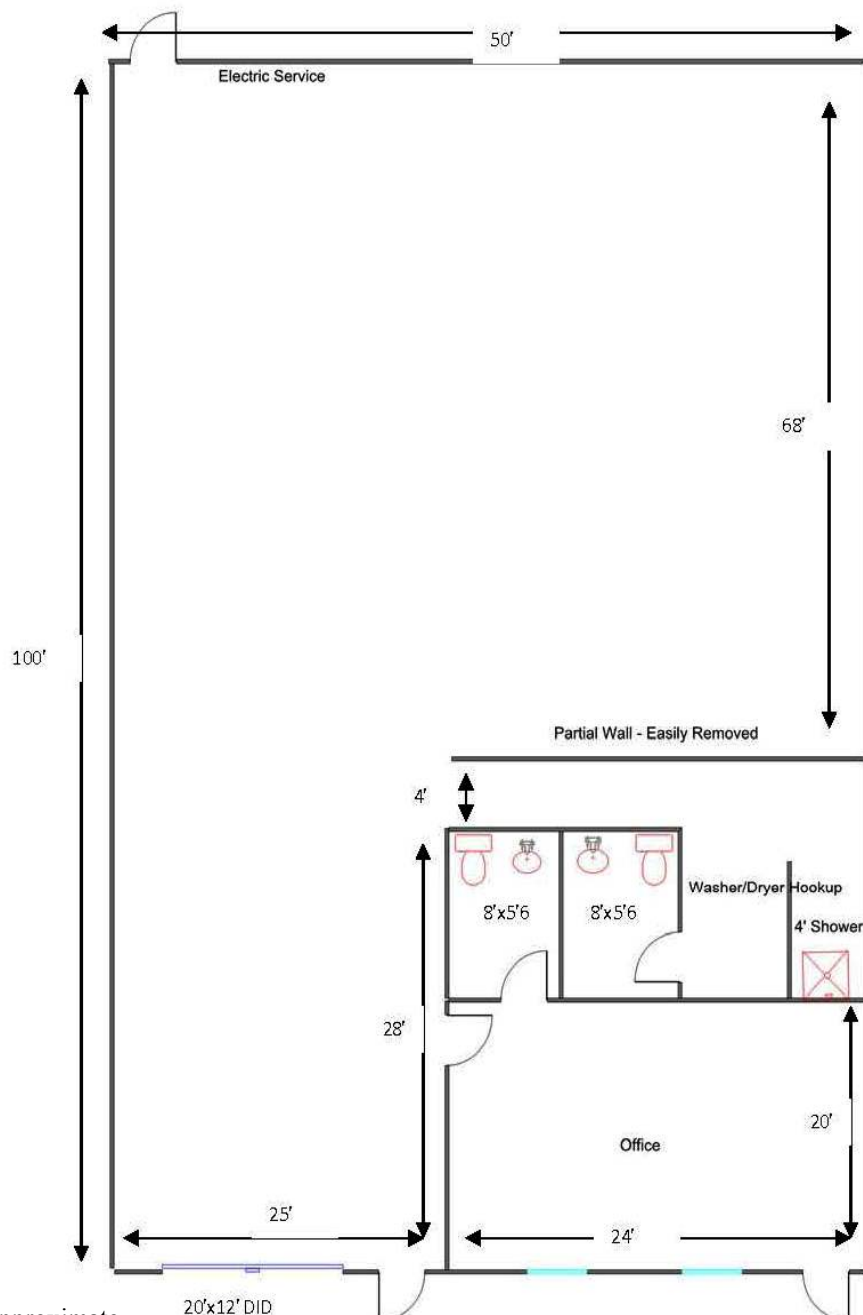
**PIN:** 19-22-130-002

May 13, 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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All Measurements are Approximate