

FOR SALE

THREE INDUSTRIAL BUILDINGS With OUTSIDE FENCED STORAGE 37,559 SF TOTAL

Rare opportunity available! I-1 zoned 5.11 acres, securely fenced for outside storage or contractors yard. Potential for rental income in Building C now exists with 18 bays available for cold storage. Property attributes include paint booths, triple basin drain, 28 DIDs. See separate sheet for individual building specs.

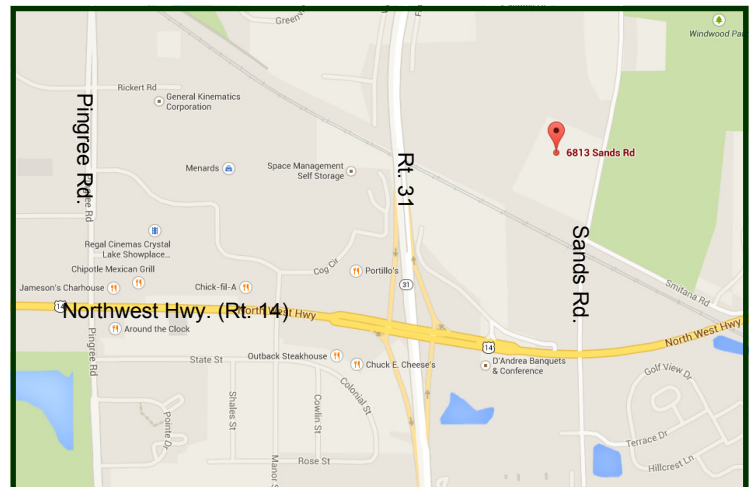
PROPERTY SPECIFICATIONS

Description:	3 metal industrial buildings
Year Built:	1978-2000
Building Size:	5,040 SF-25,519 SF
Land Size:	5.11 acres
Office:	In buildings A & B
HVAC System:	No AC. Heat in A & B
Power:	See individual building specs
Sprinklered:	No
Floor Drains:	In buildings A&B
Ceiling Height:	14'-17'
Parking:	Paved around A & B; gravel around C & remaining fenced lot
Washroom(s):	1 ea buildings A & B
Drive-in-Doors:	28 total
Sewer: Septic	Water: Well
Possession:	July 2015
Zoning:	I-1
Environmental:	On file
R.E. Taxes:	\$40,469 (2013)
Sale Price:	\$1,200,000



LoopNet: 19042729

MLS: 08811486

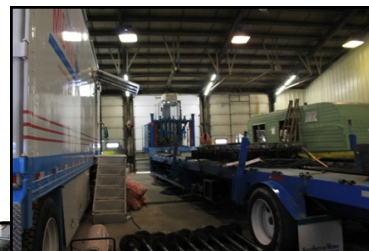
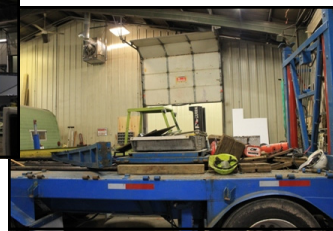
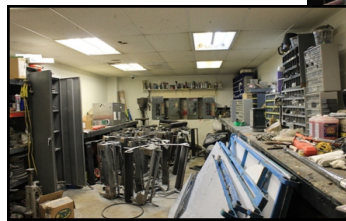


DIRECTIONS: Rt. 14 north of Rt. 31 to Sands Road to 6813 on west side of Sands.

PIN: 19-03-453-002

January 7, 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.



BUILDING A



BUILDING B



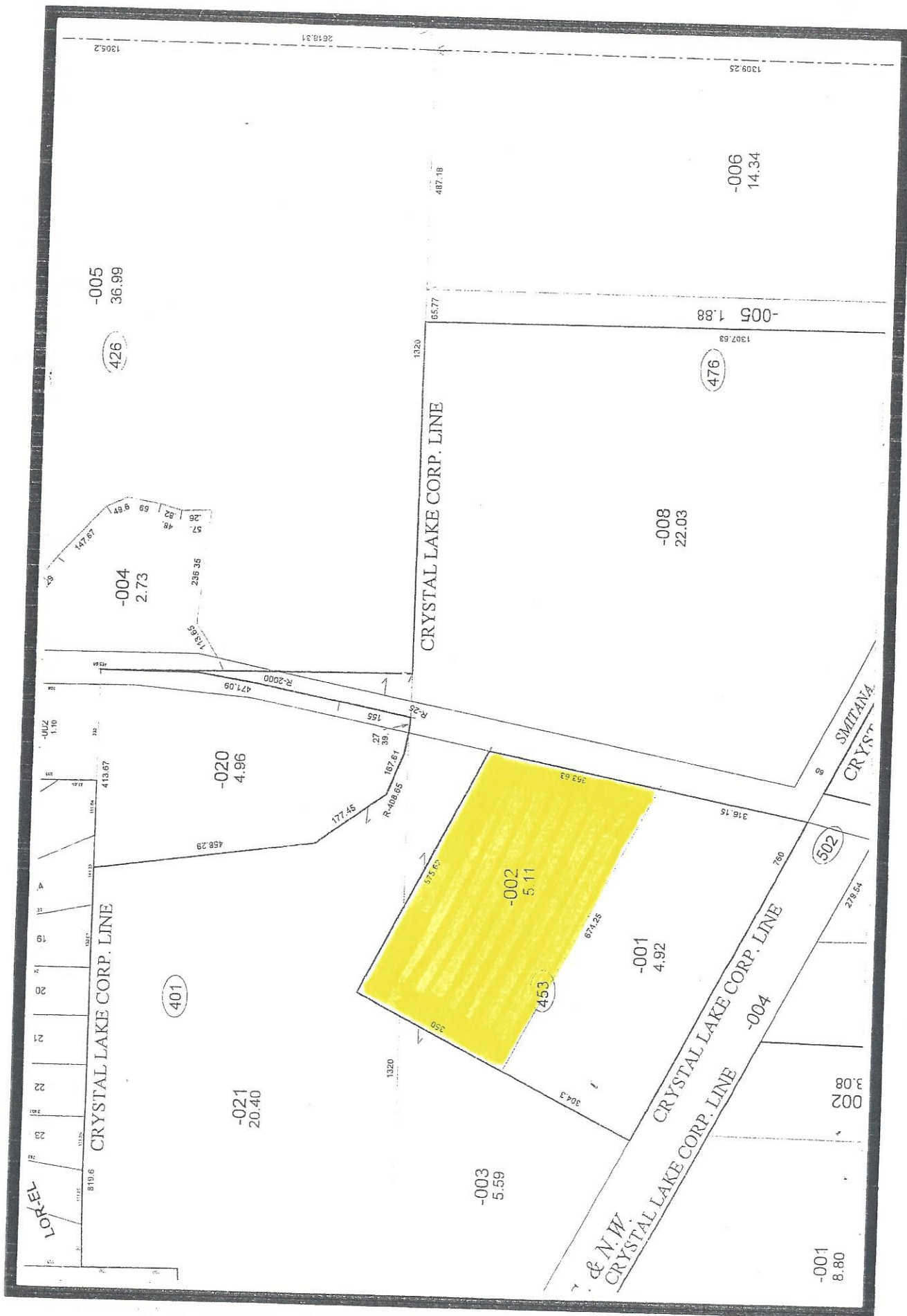
BUILDING C



Year Built:	1978
Building Size:	5,040 SF
Interior:	Shop, office, lunch room
HVAC:	(2) hanging heaters
Power:	200 amp 3-phase
Drains:	Floor drain
Ceiling Height:	14'
Washroom:	(1) 3-pc.
Drive-in Doors:	(5) 10x14'

Year Built:	1994
Building Size:	7,000 SF
Interior:	Small shop, office
HVAC:	(3) hanging heaters
Power:	400 amp (2) 200-amp panels
Drains:	Triple basin drain
Ceiling Height:	16'
Washroom:	1 4-pc.
Drive-in Doors:	(5) 10x14'

Year Built:	2000
Building Size:	25,519 SF
Interior:	3 block demising walls
HVAC:	None
Power:	(2) 100-amp panels
Drains:	None
Ceiling Height:	17'
Washroom:	None
Drive-in Doors:	(18) 16x14'



PLAT MAP