

FOR SALE - 24,606 SF Industrial Building



FEATURES:

- Turnkey Machine Shop - FOR SALE
- Convenient location off CR-81 near proposed I-94 & Brockton interchange
- Designed for multi-tenant occupancy
- Fully air conditioned space with in-floor heating in the office
- Expansion options- drawings complete for a 14,400 SF addition

Sale Price
\$1,595,000



FACTS:

- ▲ \$55,156.90 - 2016 Property Taxes
- ▲ PID #32-120-22-23-0009
- ▲ Built in 1997 - Office addition 2011
- ▲ Zoned I-2 Heavy Industrial District

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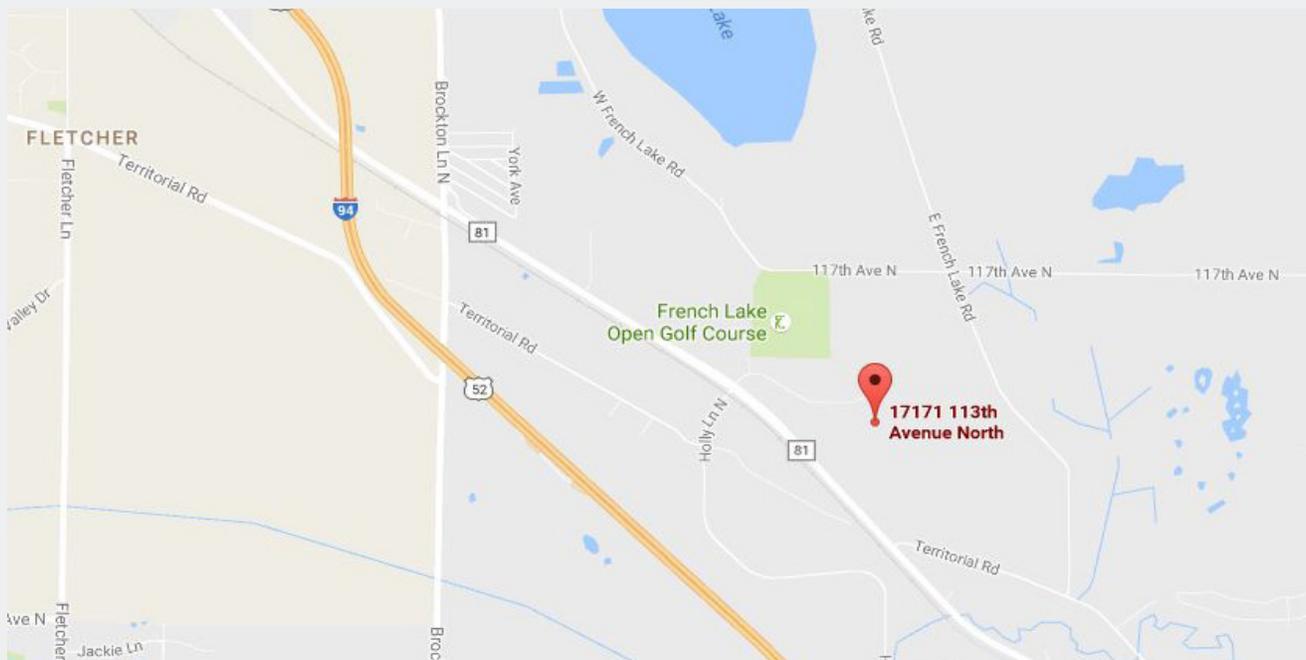
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AERIAL & MAP

FOR SALE - 24,606 SF Industrial Building



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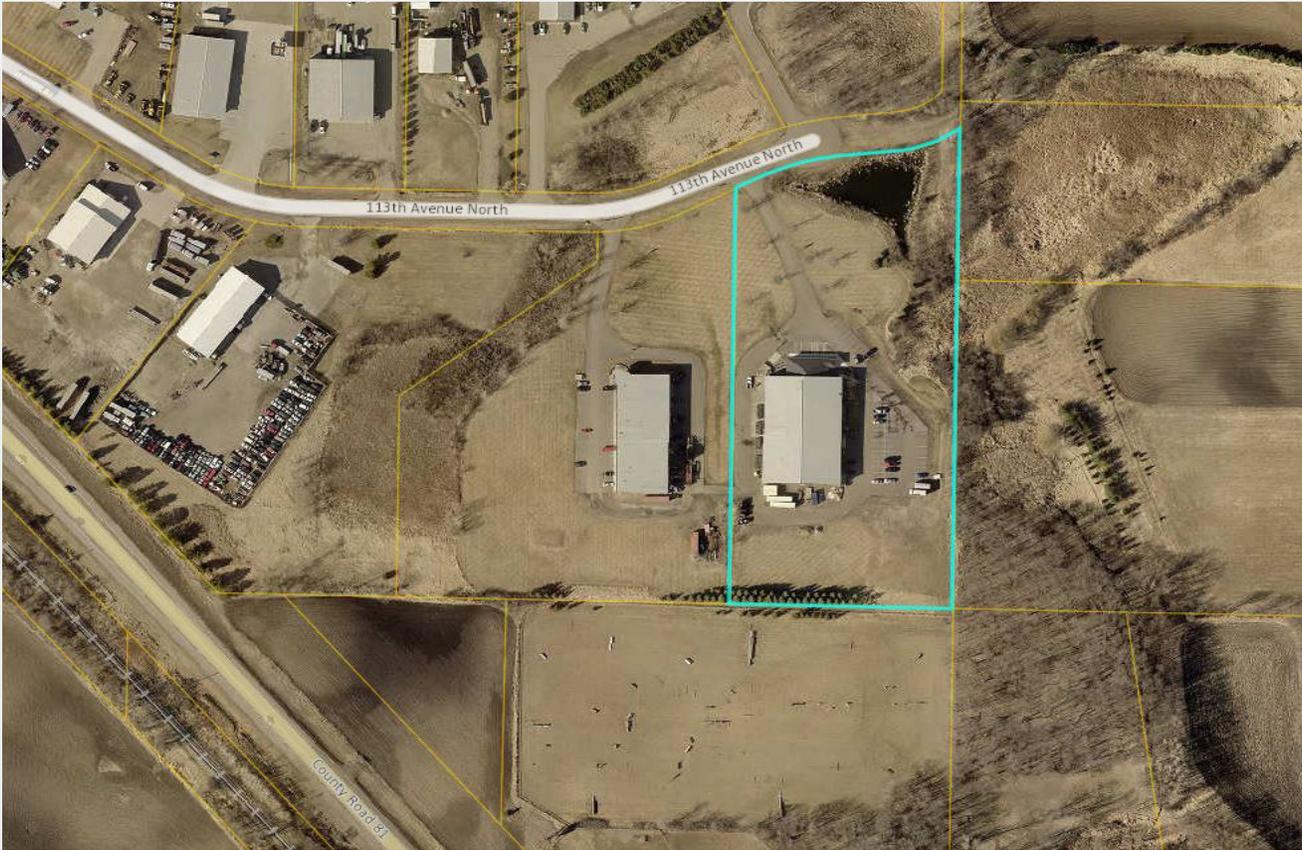
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COUNTY MAP

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PROPERTY FACTS

FOR SALE - 24,606 SF Industrial Building

BUILDING SIZE	1,943 SF - Office 20,948 SF - Warehouse 652 SF - Inspection/CAD Room <u>1,063 SF - Mezzanine</u> 24,606 Total SF
YEAR BUILT	Original building - 1997 New office addition & parking lot -2011
LOT SIZE	6.1 acres
PID #	32-120-22-23-0009
ZONING	I-2 Heavy Industrial District
SECURITY/PHONE SYSTEM	Security and phone system are staying with property
WAREHOUSE LIGHTING	Updated in 2010 with T8 fixtures providing 100 ft candles of light
UTILITIES	Building designed for multi-tenant occupancy Utilities are separated for a 3 tenant building
ELECTRICAL SERVICE	1,600 amps, 208 volt, 3-phase All bus duct staying with property
SEWER & WATER	Connected to city sewer & Private well
HVAC SYSTEMS	1,000,000 BTU Make Up Air System with Exhaust Fans 100% air conditioned space
CLEAR HEIGHT	18' - 21'
DRIVE-INS & DOCK DOORS	(5) Drive-In Doors - 14' x 14' (1) Platform Loading Dock
PARKING	50 regular parking stalls & 2 handicapped stalls (New parking lot in 2011)
2016 REAL ESTATE TAXES	\$53,156.90
MISCELLANEOUS	Crane & air lines part of sale

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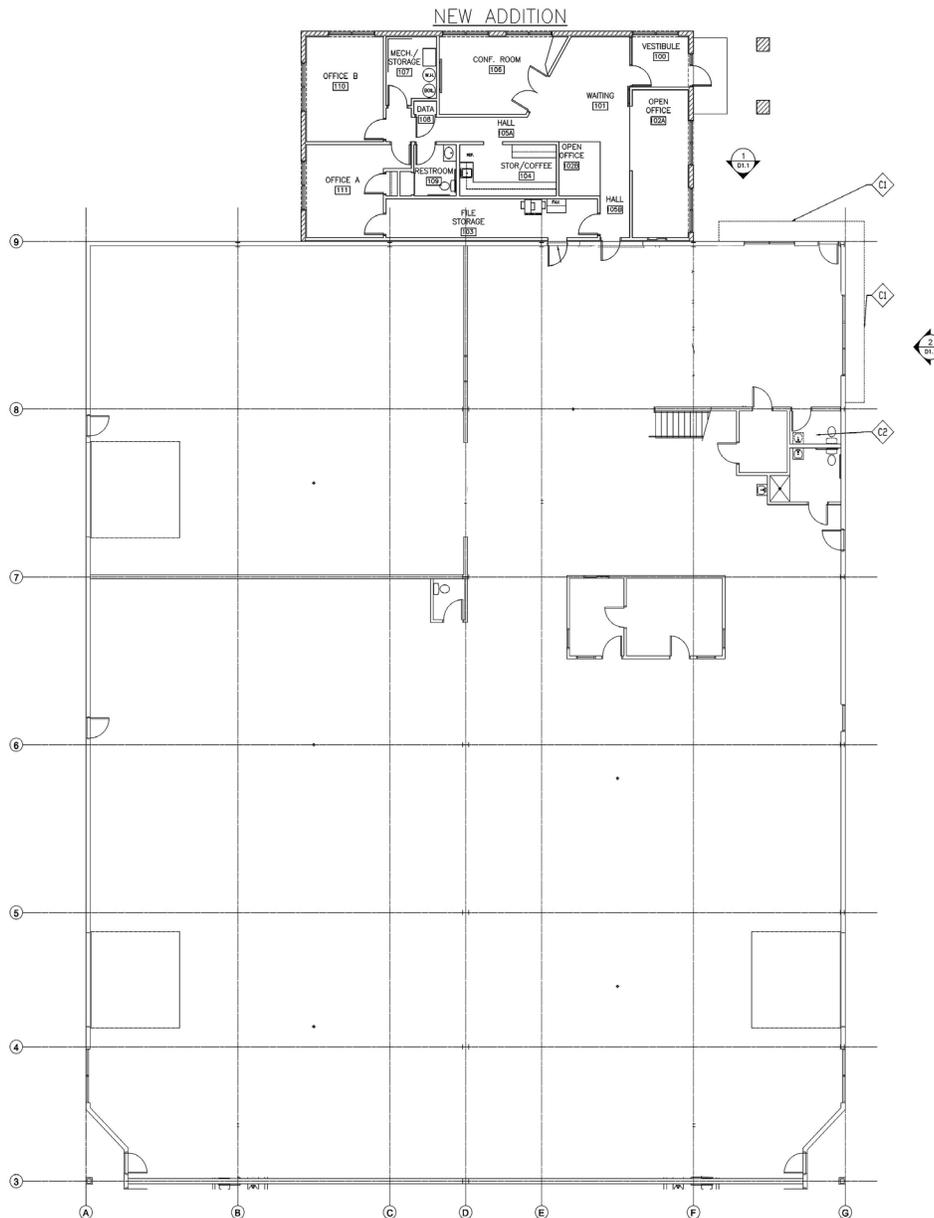
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FLOOR PLAN

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**Partial Floor Plan of Warehouse
(Last 2 bays not shown)**

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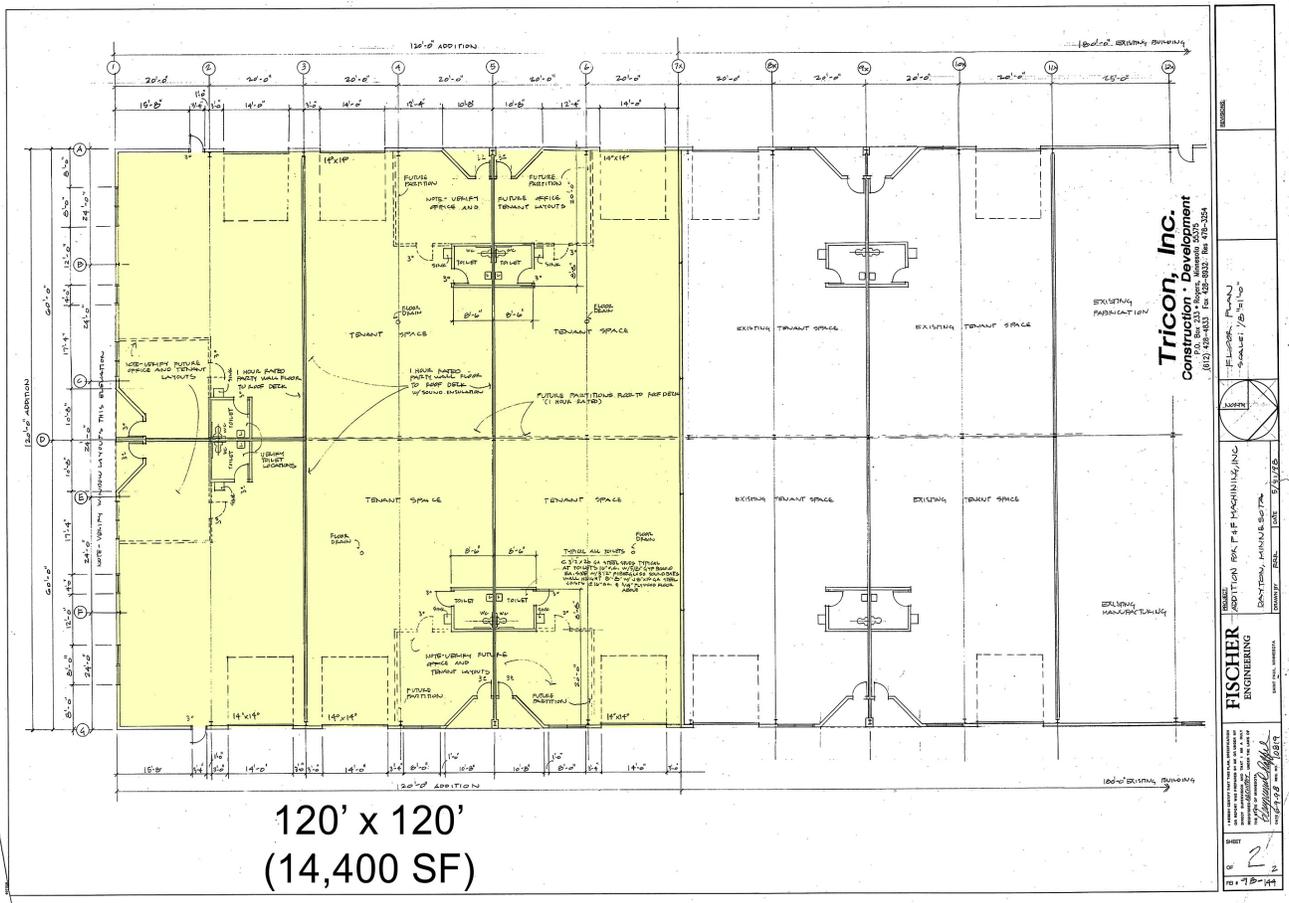
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**FUTURE WAREHOUSE
ADDITION DRAWINGS**

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**120' x 120'
(14,400 SF)**

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**PROPOSED I-94
INTERCHANGE**

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PHOTO GALLERY

FOR SALE - 24,606 SF Industrial Building



Front Desk



Waiting Area



Conference Room



Kitchenette with an Abundance of Storage



Executive Office



Office

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PHOTO GALLERY

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Front of Warehouse with Mezzanine Above



Front of Warehouse with Mezzanine Above



Mezzanine View



Mezzanine View



Warehouse with Employee Restroom



Cutting Area (Crane Included)

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PHOTO GALLERY

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Warehouse- Mezzanine Above



Back of Warehouse



Inspection/CAD Area



Inspection/CAD Area



Break Room (Located on Mezzanine)



Office (Located in Warehouse Area)

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OUTSIDE GALLERY

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East Side of Building



Office Entrance



Front Loading Dock



West Side of Building

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