

Gaston Business Park Rental

Building	Size	Year 1 -2		Year 3		Year 4-5		Year 1 - NNN Est.	Year 1 Base	Year 1 Gross
		Base - PSF per YR	PSF per YR	Monthly Rent						
A,C	7700	\$ 14.00	\$ 15.00	\$ 16.00	\$ 3.75	\$ 8,983.33	\$ 11,389.58			
E,F,G	7000	\$ 14.00	\$ 15.00	\$ 16.00	\$ 3.75	\$ 8,166.67	\$ 10,354.17			
H	5600	\$ 14.00	\$ 15.00	\$ 16.00	\$ 3.75	\$ 6,533.33	\$ 8,283.33			
I	6500	\$ 14.00	\$ 15.00	\$ 16.00	\$ 3.75	\$ 7,583.33	\$ 9,614.58			

Triple Net Charges/Yr Estimated (Adjusted based on actual prior year charges)

Property Tax Estimate	\$1.70/sf	Includes Building Propert Taxes
POA	\$1.40/sf	Includes Water/Sewer/Office Trash
Maint.	\$0.65/sf	
\$3.75/sf/Yr		

Bldgs A & C are ready to be leased. We have CO.

Bldgs E-I will be ready by Feb-2024 end with CO.

All buildings are permitted and have CO for shell only.

Tenant will have 90 days to have their drawings approved and to finish buildouts.

Landlord will contribute upto \$15,000 towards the office and restroom buildout upon completion and obtaining CO from the County.