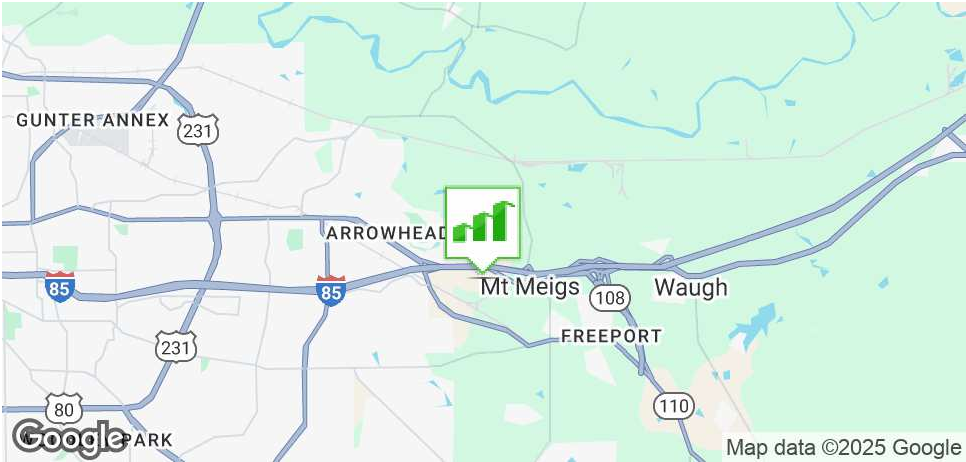


285 KERSHAW INDUSTRIAL BLVD

MONTGOMERY, AL 36117

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,099,000
Cap Rate:	8.74%
NOI:	\$96,000
Lot Size:	±0.77 Acres
Year Built:	2002
Building Size:	±11,250
Zoning:	M-1
Price / SF:	\$97.69

PROPERTY HIGHLIGHTS

- Sale Leaseback- (\$8,000 per month/NNN/3 year term)
- NNN Lease
- Industrial Flex Space located in East Montgomery close to Pike Road
- 16 FT ceiling heights
- 2 Roll up doors
- Less than 2 miles from I-85
- ±12.5 miles from Downtown Montgomery
- ±13.5 miles from I-65



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Additional Photos



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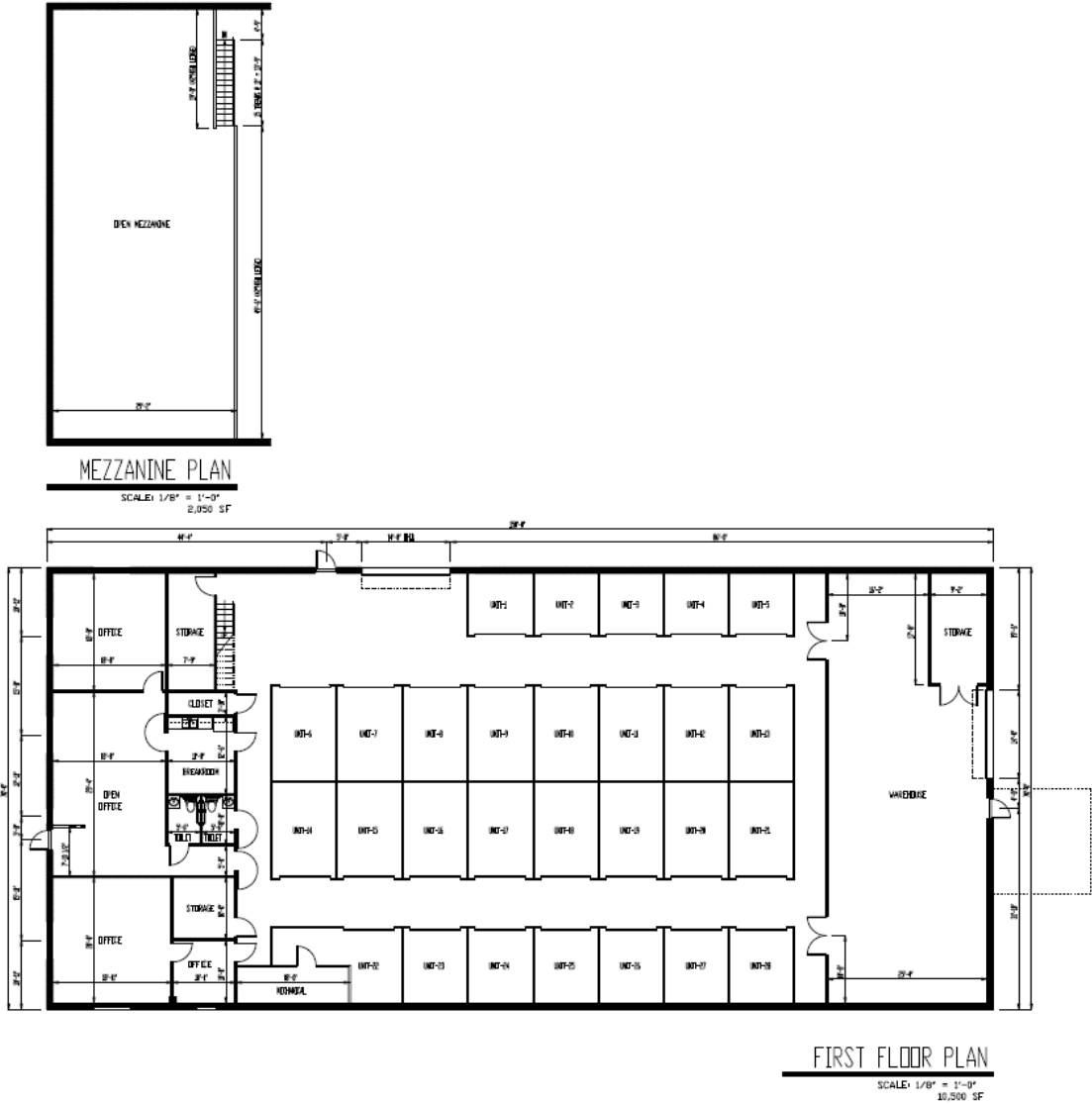
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Floor Plan



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Retail Map



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