

784 Memorial Highway

Description of Improvements

Main building is a pre-engineered metal pole garage built in 2019 and contains 15,040 square feet. The garage consists of 5 bays including: two large truck bays, one welding bay, one paint bay, and one wash bay. One 10-ton crane accommodates the two large truck bays. Metal panel exterior with architectural block half wall and standing seam metal roof. Mostly gravel parking lot with LED lights.

Interior Description:

- Waiting area has ceramic tile floor and baseboards, drywall walls, 2' x 4' drop ceiling with recessed fluorescent lighting.
- Two private offices with composition tile flooring, drywall walls with vinyl baseboards, 2' x 4' drop ceiling with recessed fluorescent lighting.
- Two private restrooms with vinyl tile flooring, drywall walls, 2' x 4' drop ceiling with recessed fluorescent lighting, 14 handle cabinetry with a Formica countertop and double bowl stainless steel sink.
- Shop/truck bay areas have 32' ceilings, concrete floor with cement block half walls, vinyl faced insulated panel walls and ceiling with fluorescent lighting.
- The parts room has a ceiling that metal decking.
- Mezzanine areas have concrete floor.
- The wash bay has a center drain.
- 415.33 ft of road frontage.

Utilities:

- Heat: Radiant floor heat for shop areas. Propane fired forced warm air for office area.
- Electric: 440 3 Phase.
- Water: On-Site
- Hot Water: Bradford White electric 19 gallon unit and two 12 gallon units.
- Sewer: On-Site
- Air Conditioning: Central for office area only

Smaller garage is currently leased by Levan Machine Company for \$3,300/ month with lease in place until March 31, 2028 with two year options to renew. The building was built in the mid 1990s and contains 4,256 sq ft. Exterior is metal panels with a metal roof. Vinyl double hung windows.

Interior Description

- Office area with a concrete floor, drywall walls with vinyl baseboards, 2' x 4' drop ceiling with LED Lighting.
- Garage has 15' ceilings, concrete floor metal panel walls and ceiling with LED lighting.
- The parts rooms has a ceiling that metal decking.
- Private restroom has a concrete floor, drywall walls, 2' x 2' drop ceiling with LED lighting.

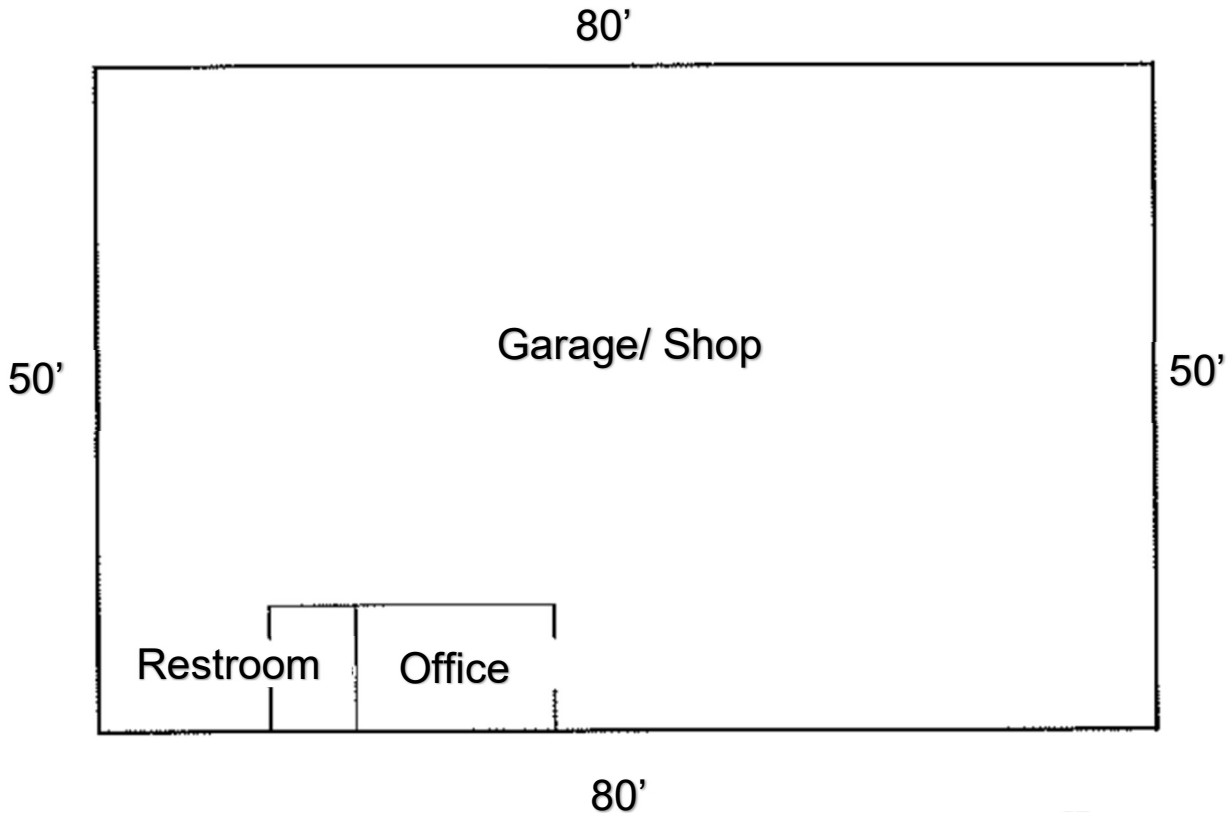
- Mezzanine area has a break room with vinyl floor, paneled walls, metal ceiling with two-tube fluorescent lighting. Full bathroom has a vinyl flooring and a fiberglass showing over tub.

Utilities:

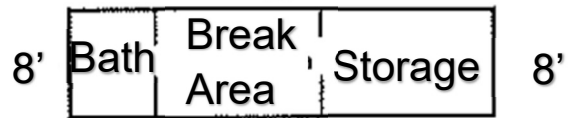
- Heat: Propane fired overhead radiant heat
- Electric: 400 amp with a portion of the garage with 3 phase capacity
- Water: On-Site
- Hot Water: Bradford White electric 40 gallon unit
- Sewer: On-Site
- Air Conditioning: None

Hazardous Substances

- There is a buried oil separator tank and 3,000 gallon holding tank collecting water from the wash bay.
- There is a 45,000 gallon buried water storage tank.
- There are two buried fuel tanks: One is a 10,000 gallon divided tank with 4,000 gallons for gasoline and 6,000 gallons for off-road dyed diesel. There is another 6,000 gallon tank for highway diesel.



First Floor
 [4000 Sq ft]



32'
 Second Floor
 [256 Sq ft]

Living Area		Calculation Details
First Floor	4000 Sq ft	50 x 80 = 4000
Second Floor	256 Sq ft	8 x 32 = 256
Total Living Area (Rounded)	4256 Sq ft	

792 Memorial Highway

Description of Improvements

Two story detached log cabin style office building containing a total of 1,696 sq ft and constructed in 1972. Metal roof with stone finishes on concrete foundation. Aluminum gutters and downspouts. Wood double hung and sliding windows with screens. Full walkout concrete basement. Scuttle access to attic. Rear second story deck with entrance to the second floor from outside stairs only. Gravel parking lot with one LED light standard. 207.87 ft of road frontage.

Interior Description

First Floor

- Open office/ reception areas has vinyl tile and wall to wall carpeting, wood walls and ceiling with LED lighting.
- Two private and one semi private office with similar finishes.
- One powder room with vinyl tile flooring, wood walls and ceiling.

Second Floor

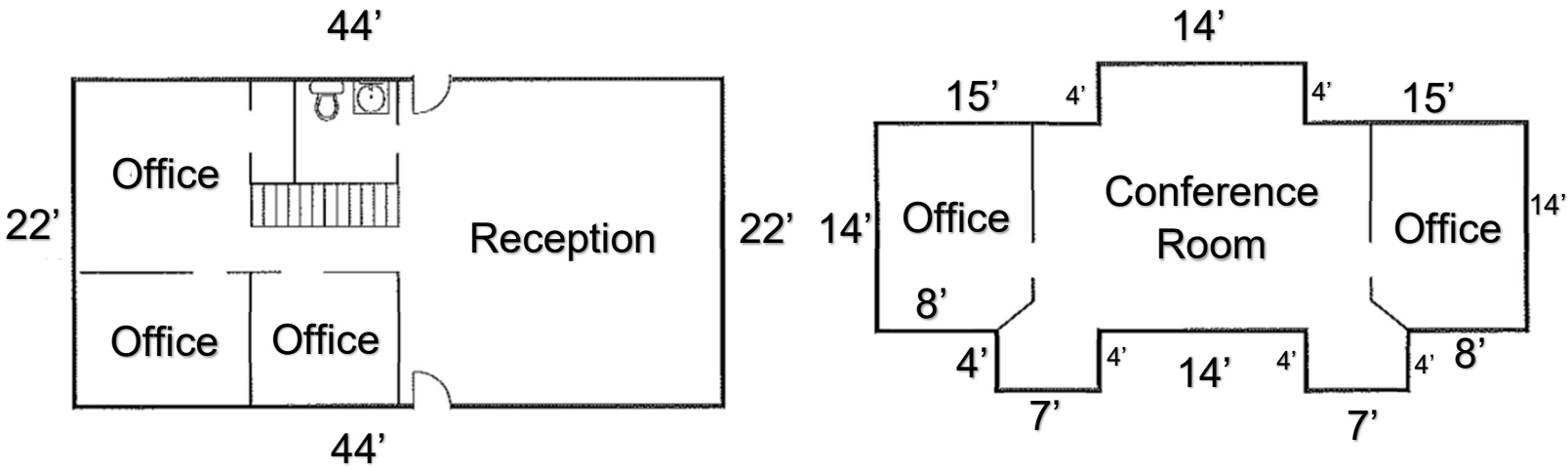
- Conference room and two private offices have wall to wall carpeting, wood walls, and ceiling with LED lighting.
- Mini-spilt unit for air conditioning.
- Electric baseboard heat.

Basement

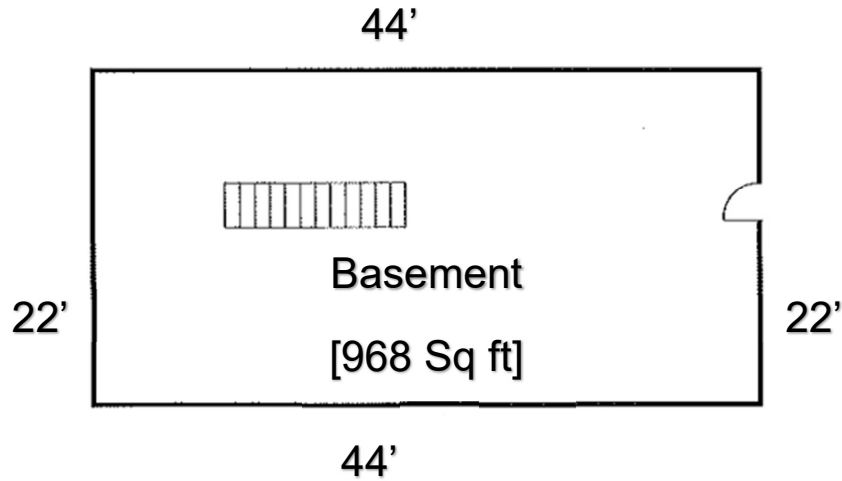
- Pour concrete floor and walls with open wood joint ceiling with surface mounted fluorescent lighting.
- Walk-out exit.
- Electric baseboard heat.
- Sump pump.

Utilities:

- Heat: New York oil fired hot water boiler for first floor. Installed in 2023. Electric baseboard heat for basement and second floor.
- Electric: 200 amp CB
- Water: On-Site
- Sewer: On-Site
- Air Conditioning: Mini-Spilt Unites



First Floor
 [968 Sq ft]



Living Area		Calculation Details
First Floor	968 Sq ft	44 x 22 = 968
Second Floor	728 Sq ft	7 x 4 = 28 14 x 4 = 56 7 x 4 = 28 44 x 14 = 616
Total Living Area (Rounded)	1696 Sq ft	
Non-living Area		
Basement	968 Sq Ft	44 x 22 = 968