 **JLL** SEE A BRIGHTER WAY

For sale or lease

46,383 SF Available
9.48 Acres

6975 Brookville Salem
Brookville OH, 45309

Tom Fairhurst
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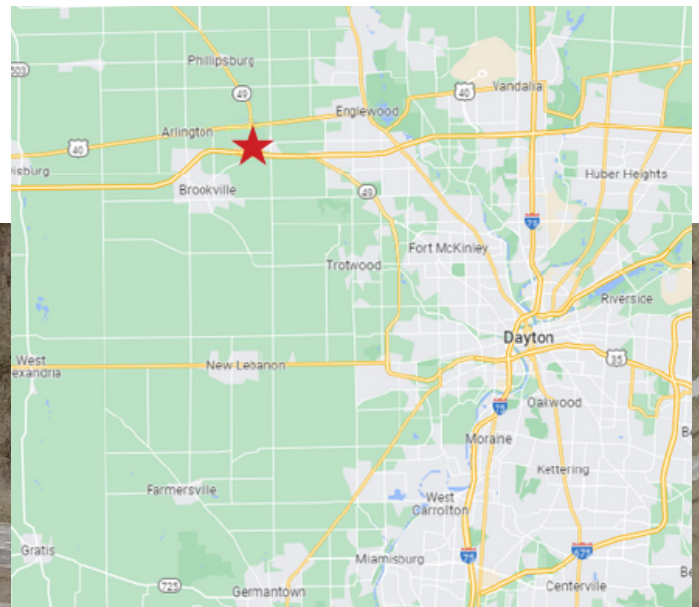
Property details

Total SF	46,383	Drive in	5
Available SF	36,383	Columns	45' x 100'
Office SF	2,500	Parcel ID	C04 00601 0128
Acres	9.48, Excess land available for outside storage/ parking	Sprinkler	No
Year built/renovated	1972/2023	Zoning	Light Industrial
Clear height	19'-25'	Sale price	\$2,200,000
Power	800 Amps/480V/3 phase	Lease rate	\$3.95 PSF NNN

Rent Roll	SF	Term	Rate	Annual	Lease type
Midwest Truck	10,000 SF	9/15/22 — 9/14/23	\$3.95	\$39,500	Triple Net NNN
		9/15/23 — 9/14/24	\$4.08	\$40,900	
		9/15/24 — 9/14/25	\$4.23	\$42,300	
Victory Propane	0.98 Acres	6/1/21 — 5/31/22		\$39,543	Gross
		6/1/22 — 5/31/23		\$40,334	
		6/1/23 — 5/31/24		\$41,141	
		6/1/24 — 5/31/25		\$41,964	
		6/1/25 — 5/31/26		\$42,803	

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.25 miles to I-70



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