



Flex warehouse portfolio for sale

Maximize Your Investment: 7 of 31 units available for sale





The investment summary for the seven flex space warehouse units presents a great opportunity for potential buyers. The units offer a versatile and flexible space that can be used for a variety of purposes making them attractive to a wide range of businesses. Additionally, the units are located in a prime location with easy access to major highways and transportation hubs making them ideal for small and medium sized companies. With a strong demand for warehouse space in the current market these units continually have a steady stream of rental income. Short term leases provide for flexibility of increasing rents year over year.

Acquisition Price \$3,500,000



Income

All leases below market value, opportunity to increase yearly income

Unit	SF	Yearly Rent
A6/106	1,784	\$36,000
A8/108	1,644	\$29,640
B2/202	1,402	\$31,200
B3/203	1,215	\$27,600
D3/403	1,562	\$30,000
D6/406	1,562	\$30,000
D8/408	1,587	\$31,200

Expenses

Unit	Yearly HOA Fee	Prop Taxes
A6/106	\$6,024	\$6,500
A8/108	\$5,496	\$6,300
B2/202	\$5,065	\$5,500
B3/203	\$4,608	\$6,000
D3/403	\$5,484	\$6,000
D6/406	\$5,471	\$6,000
D8/408	\$4,998	\$4,800



