

301 Croft Drive – Units 4 & 5



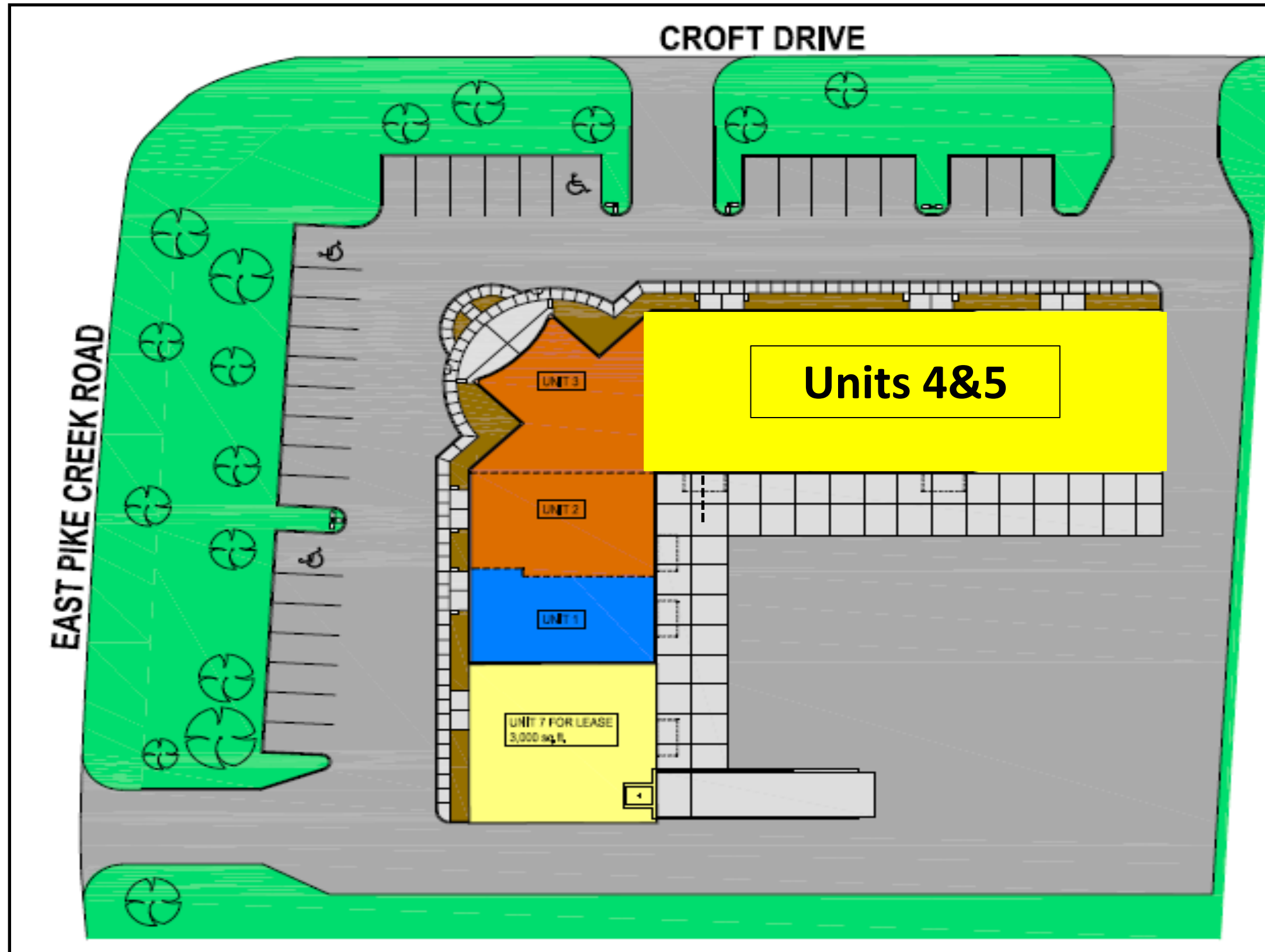
Secure Yard

Features

- 9,200 sqft
- Commercial & Light Industrial
- 3 Phase @ 600 volt
- High Speed Fiber to site

- Heated & Air conditioned
- Energy Efficient lighting
- Secure Yard
- "2 12ft X 14ft High Bay Doors

301 Croft Drive - Lakeshore



301 Croft Drive - Lakeshore

Warehouse Photos



301 Croft Drive – Unit 4 & 5

Economics

Schedule "B"

301 Croft Drive Unit 4 & 5
Occupy 9,200sqft of 301 Croft Drive

Base Rent, Maintenance, Water (estimated), Insurance (estimated) & Property Taxes (estimated)

		Minimum Rent			Maintenance, Long term			Additional Rent				Total				
		Base Rent			Capex			Yard	Water	Insurance	Taxes					
From	To	Rate / Sq.ft.	Annual	Month	Rate / Sq.ft.	Annual	Month	Monthly	Month	Annual	Month	Rate / Sq.ft.	Month	Rate / Sq.ft.	Month	Annual
February 1, 2025	January 31, 2027	\$ 12.95	\$ 77,480	\$ 6,457	\$ 1.50	\$ 8,975	\$ 748	\$ 750	\$ 75	\$ 2,400	\$ 200	\$ 2.25	\$ 1,122	\$18.76	\$ 9,351	\$ 112,216
February 1, 2027	January 31, 2029	\$ 13.95	\$ 128,340	\$ 10,695	\$ 1.75	\$ 16,100	\$ 1,342	\$ 750	\$ 75	\$ 2,400	\$ 200	\$ 2.25	\$ 1,725	\$18.31	\$14,037	\$ 168,440
February 1, 2029	October 31, 2031	\$ 14.95	\$ 137,540	\$ 11,462	\$ 2.00	\$ 18,400	\$ 1,533	\$ 850	\$100	\$ 2,400	\$ 200	\$ 2.25	\$ 1,725	\$19.59	\$15,020	\$ 180,240