

# Burger

& COMPANY

## FOR SALE

51,340 SQUARE  
FOOT FULLY LEASED  
DISTRIBUTION CENTER

700 S Hosmer Road  
Lansing, MI 48912

# HAJOCA

SINCE 1858

<https://hajocacareers.com/locations-dba/>



**Paul Burger, SIOR**

*President*

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*Vice President*

810.224-8103

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# TENANT PROFILE

## HAJOCA

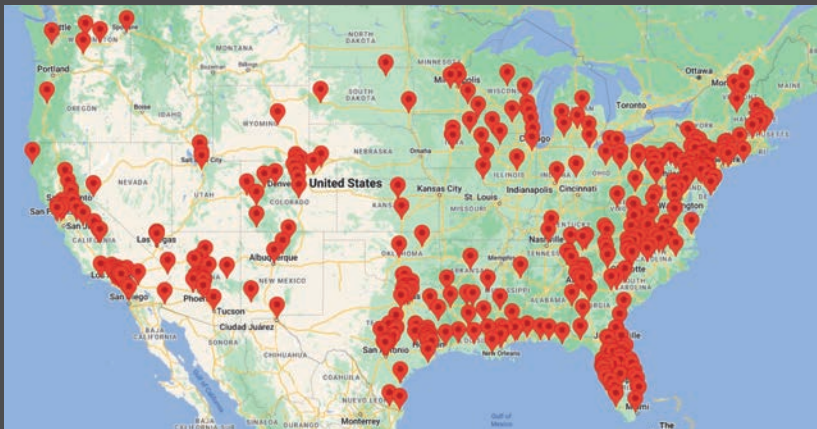
SINCE 1858

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Hajoca Corporation is a leader in the plumbing, heating and industrial supplies industry. Founded in 1858 they have grown to over 400 locations throughout the United States.

700 S Hosmer serves as their main distribution center in Michigan which supplies their Midland, Ann Arbor, Kalamazoo and Grand Rapids locations.

Hajoca provides Trade Professionals and Homeowners with innovative bath, kitchen, plumbing, and heating products. Many Michigan Plumbers, Builders, Remodelers, Architects, Designers, HVAC Contractors and Homeowners rely on Hajoca Corporation to make their residential and commercial projects a success.



Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.



# RENT ROLL

<u>Term</u>	<u>Monthly Base Rent</u>	<u>Annual Base Rent</u>
12/5/2022 – 12/31/2023	\$23,031.58	\$276,379.00
1/1/2024 - 12/31/2024	\$23,607.37	\$283,288.48
1/1/2025 – 12/31/2025	\$24,197.56	\$290,370.69
1/1/2026 – 12/31/2026	\$24,802.50	\$297,629.95
1/1/2027 - 12/31/2027	\$25,422.56	\$305,070.70

<u>Extension Terms</u>	<u>Monthly Base Rent</u>	<u>Annual Base Rent</u>
<i>First Extension Term</i>		
1/1/28 – 12/31/2028	\$26,058.12	\$312,697.47
1/1/29 – 12/31/2029	\$26,709.58	\$320,514.91
1/1/30 - 12/31/2030	\$27,377.31	\$328,527.78

## *Second Extension Term*

1/1/31 – 12/31/2031	\$28,061.75	\$336,740.97
1/1/32 – 12/31/2032	\$28,763.29	\$345,159.50
1/1/33 - 12/31/2033	\$29,482.37	\$353,788.49

Rent is quoted on a triple net (NNN) basis.

Asking price: \$4,217,214.00/ 6.50% Cap Rate

# BUILDING PROFILE

700 S. Hosmer Street  
**LANSING, MICHIGAN**  
**\$4,217,214.00**



Just West of US-127 and North of I-96

- Net Operating Income: \$276,378.60/6.50% Cap Rate
- New Five (5) Year Net Lease with Two (2) Three (3) Year Options to Renew
- Tenant Has 100's of Locations Across North America and a Net Worth Between \$4-5 Billion Dollars!
- Tremendous Location at the Pennsylvania/I-496 Interchange (Exit 7)
- Large Showroom, Customer Will Call Area, and Offices Recently Remodeled
- Dock Shelters, Load Levelers, and Paved, Lit, Drained, & Fenced Yard

Available Space	51,340 SF	Office Size	5,000 SF
Year Built	2005	Shop Size	46,340 SF
Lot Size	4.8 Acres	Grade Level Doors	Two
Restrooms	Several	Shop Lights	Fluorescent
Construction	Metal/Block	Electrical	3 Phase 4 Wire
Parking	More Than Ample	Roof	Metal Stran/ Sloped
Dock Doors	16 Docks	Clear Ceiling Height	22'
Taxes	\$60,128.67 (2022)	Shop Heat	Gas Circulator
PSF Rate	\$82.14 PSF	Availability	Investment



38345 W. 10 Mile Road, Suite 100  
 Farmington Hills, MI 48335

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# EXTERIOR



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# WAREHOUSE



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# SHOWROOM



# OFFICE



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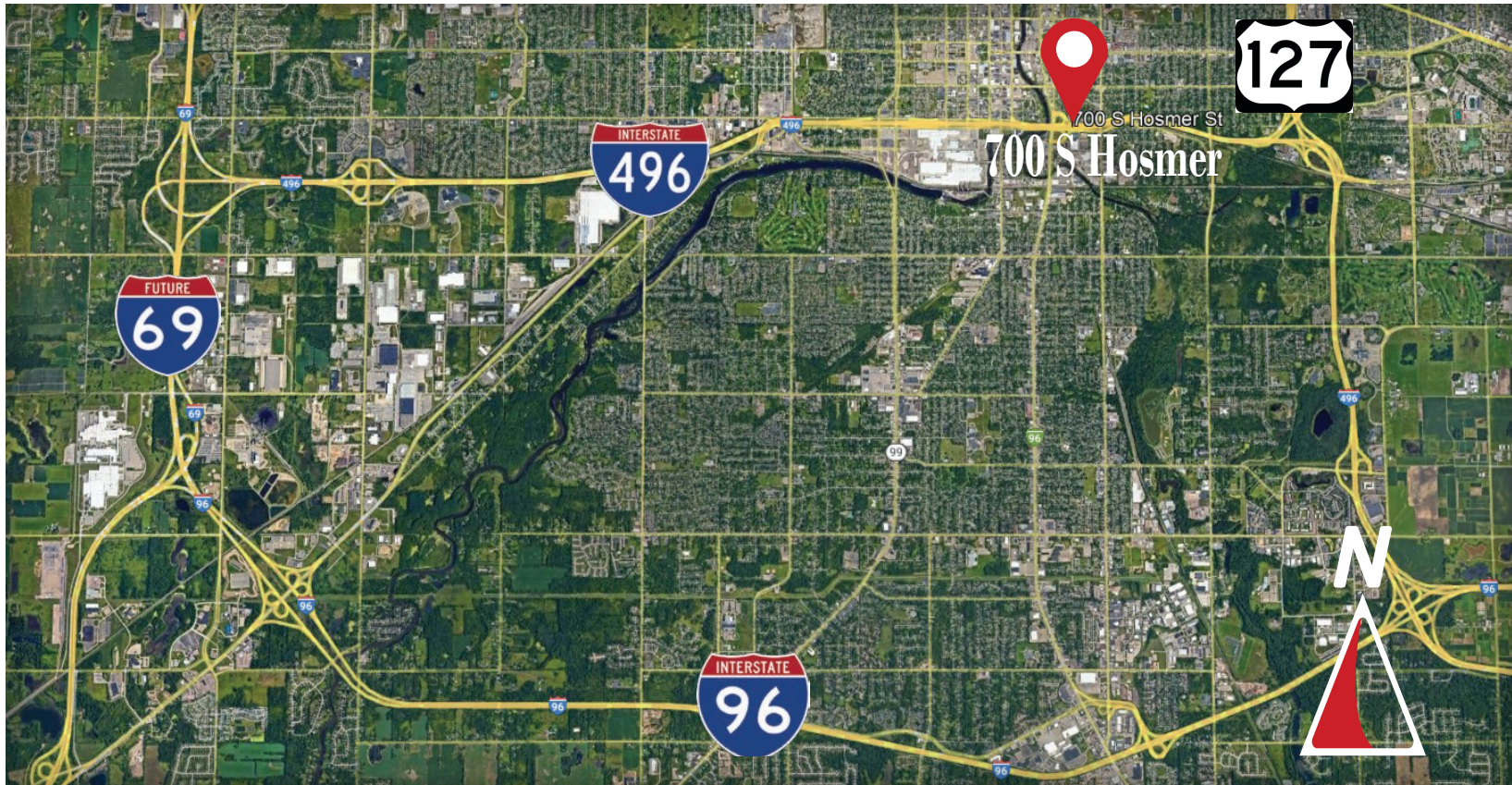
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