



Commercial Offering Memorandum

Commercial Light Industrial Office Building



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Commercial | Investment | Industrial | Residential | Multi-Family | Office | Leasing and Management

Property Overview

Commercial Light Industrial Building with Offices



1359 Hanthorn Rd, #1

Highlights:

- 5,159 SF Warehouse Space
- 1,841 SF of Updated Office Space
- 2-Acre Secure stone lot
- 2ea 12' overhead ground level door
- Owner willing to subdivide to accomodate tenant needs

Offering Summary

Property Type Commercial Light
Industrial Building with
Offices

Total SF 7,000 SF

Features Located minutes from
I-75



Property Summary

Commercial Light Industrial Building with Offices



1359 Hanthorn Rd. #1

Square footage: 7,000 SF

Construction Type: N/A

Year Built: 1971

Latest Addition: N/A

Building Zoning: Commercial

Lot Size: 2 Acres

Building Type: Office
space/Warehouse

Current Tenants: For Lease

Traffic Count/Day: N/A

Asking Price: \$4,000/Month

Price/SF: N/A

Potential Rent/SF: \$6.85/SF



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1359 Hanthorn Rd. #1

Building 1: Move in ready office and warehouse spaces.



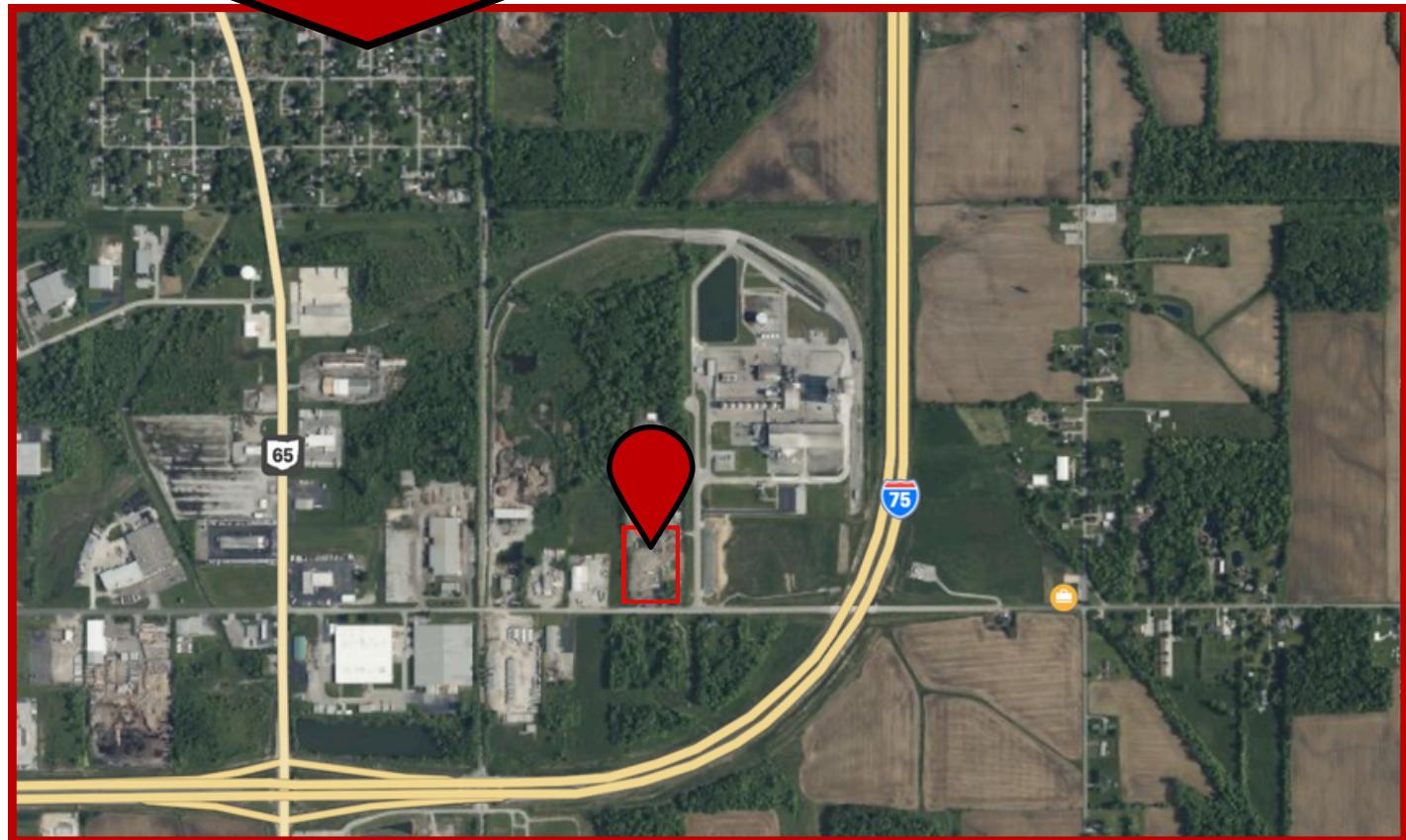
Location Overview

Commercial Light
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1359 Hanthorn Rd. #1



Aerial View





ABOUT US

Top Commercial Team in the Area

Top Volume and Transactions

We are dedicated to building long term relationships with clients and communities by providing a personal connection from the first point of contact forward. Whether you are a new or returning client, you will find yourself treated like family at Hartsock Realty. We are proud to be unique in the real estate industry by building a team that is solely focused on serving our clients by marketing and selling investment grade assets. We use cutting edge marketing technology and an extensive network of investors to market listings that are both on and off the market.

- **FREE PROPERTY ANALYSIS BY OUR EXPERT TEAM TO HELP YOU SELL YOUR PROPERTY FOR TOP VALUE**
- **PROFESSIONAL MARKETING TEAM TO MAKE YOUR PROPERTY LOOK ITS BEST**
- **CUTTING EDGE TECHNOLOGY USED IN ALL ASPECTS OF OUR BUSINESS: VALUATION, MARKETING AND EXECUTION**

RECENT COMMERCIAL TRANSACTIONS

- ✓ 1840 SQFT COMMERCIAL OFFICE SPACE
- ✓ 15 ACRES COMMERCIAL LAND
- ✓ 2400 SQFT COMMERCIAL RETAIL SPACE
- ✓ 15 UNIT MULTI-FAMILY PACKAGE
- ✓ 1600 SQFT COMMERCIAL RETAIL SPACE
- ✓ 23 HOUSE SINGLE FAMILY PACKAGE
- ✓ 50,000 SQFT INDUSTRIAL SPACE
- ✓ 5000 SQFT COMMERCIAL BUILDING
- ✓ 6500 SQFT COMMERCIAL BUILDING

OUR SPECIALTIES

- MULTI FAMILY PROPERTIES
- OFFICES AND RETAIL SPACES
- MULTI-HOME PACKAGES
- INDUSTRIAL PROPERTIES
- MOBILE HOME PARKS
- COMMERCIAL SPACE LEASE-UPS
- SINGLE FAMILY RENTALS