



## 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



# Property Overview

# Commercial Light Industrial Building with Offices

**1359 Hanthorn Rd. #1**

Building 1: Move in ready office and warehouse spaces.





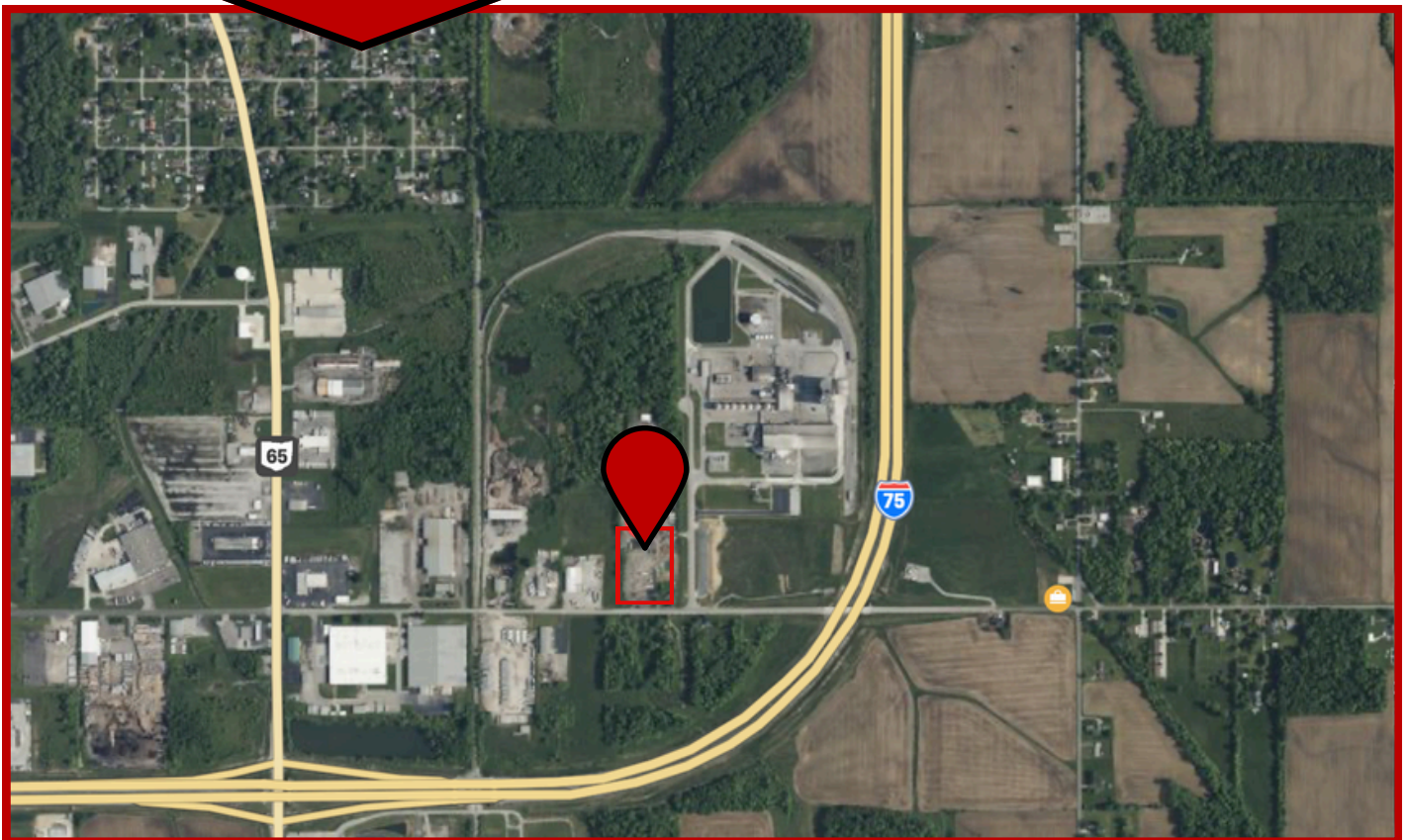
# Location Overview

# Commercial Light Industrial Building with Offices

**1359 Hanthorn Rd. #1**



**Aerial View**



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



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

