

## PROPERTY SUMMARY

Price: \$3,900,000

Description: 5.67 Acres with 2 Buildings Fully Leased

### 924 Development Drive:

22,000 sq.ft.

Built 2004

4 Suites each have:

5500 sq.ft.

An office area 1000 sq.ft. (apx)

Bathroom

Dock

Drive-in door 12' x 14'

Separate 3-phase 200 amp Service

Gas service

Storage area over office area

### 928 Development Drive:

22,000 sq.ft.

Built 2017

4 Suites possible with each:

5500 sq.ft.

An office area

Bathrooms

3-phase (400amp 480V)

Storage over office areas.

### Possible Building Sites

1. Site for 22,000 sq.ft. building with docks and drive in doors.  
The site has been prepped (filled, graded, gravel and compacted) 6" water and sewer at building, 3-phase power 200' away.
2. Site for a 60' x 150' building on the paved area behind 924 Development Drive.

Multi-tenant design allows for increased flexibility for the owner and tenant needs.

Long term tenants with lower turn-over both buildings.

2% Rent increase on leases.

High demand for these units, little-to- no competition in the area.

Present rents are below market.