

Industrial Warehouses

445 Tresca Road

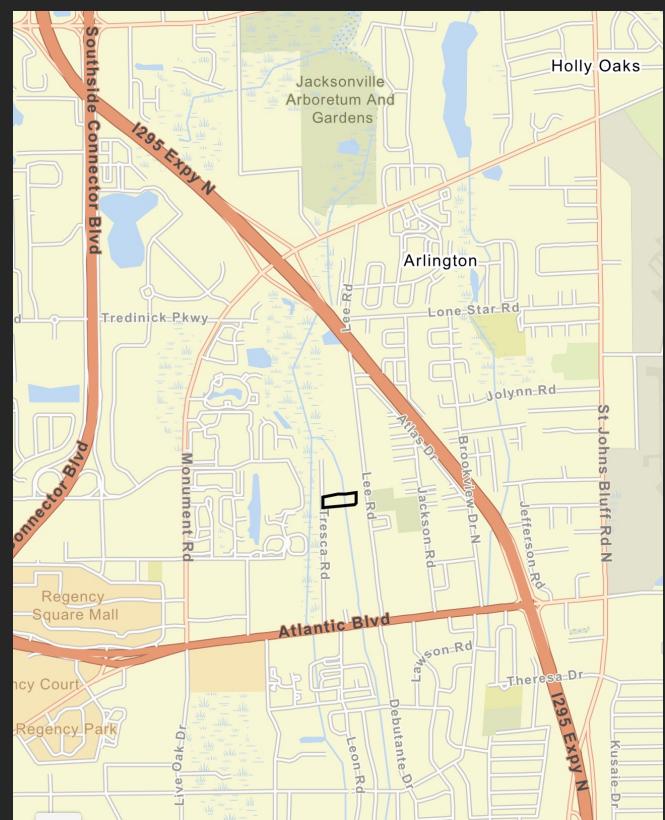
RE:162986-0350

\$5,500,000



445 Tresca Road

- 2.72 Acres ±
- IL Zoning
- 4 Buildings totaling 36,060 SF
- 1/3 Acre Storage Yard
- Concrete Parking with Retention in Place
- Income Producing



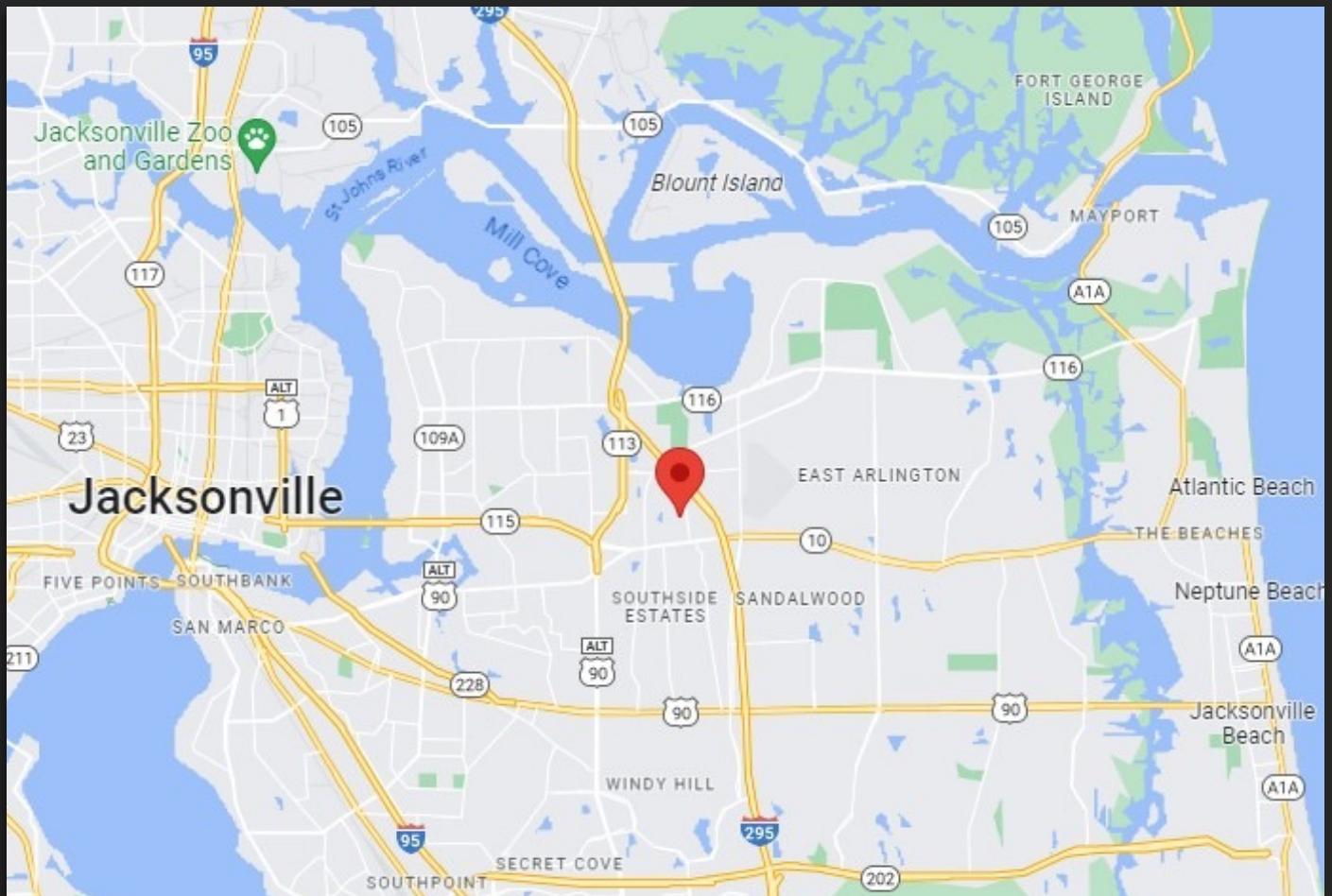
**FLORIDA
CROWN PROPERTIES**

Jonathan Shields | 904.860.7253
IndustrialGroup@FlaCrown.com

445 Tresca Road

Owner Expenses

- Taxes
 - 2023
 - Actual Taxes paid for 445 Tresca \$41,670.61
 - 2024
 - Actual Taxes paid for 445 Tresca \$44,809.73
- Insurance
 - Auto Owners covers liability - \$666.60 Premium
 - General Liability - \$13,181.13 Premium
- Exterior Maintenance
- New Backflow Preventer
- Park Water & Exterior Lighting



**FLORIDA
CROWN PROPERTIES**

Jonathan Shields | 904.860.7253
IndustrialGroup@FlaCrown.com

445 Tresca Road



**FLORIDA
CROWN PROPERTIES**

Jonathan Shields | 904.860.7253
IndustrialGroup@FlaCrown.com