

Industrial Warehouses

\$5,500,000

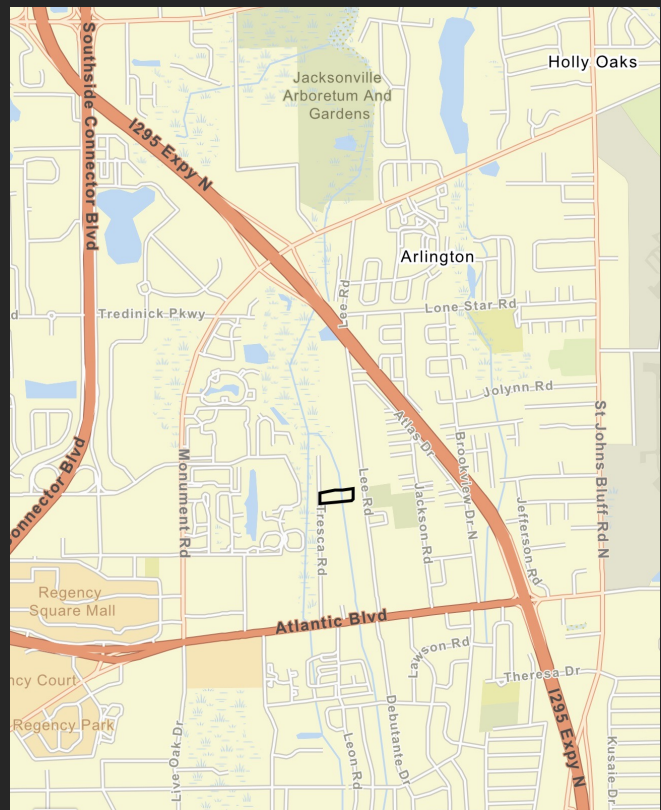
445 Tresca Road

RE:162986-0350



445 Tresca Road

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



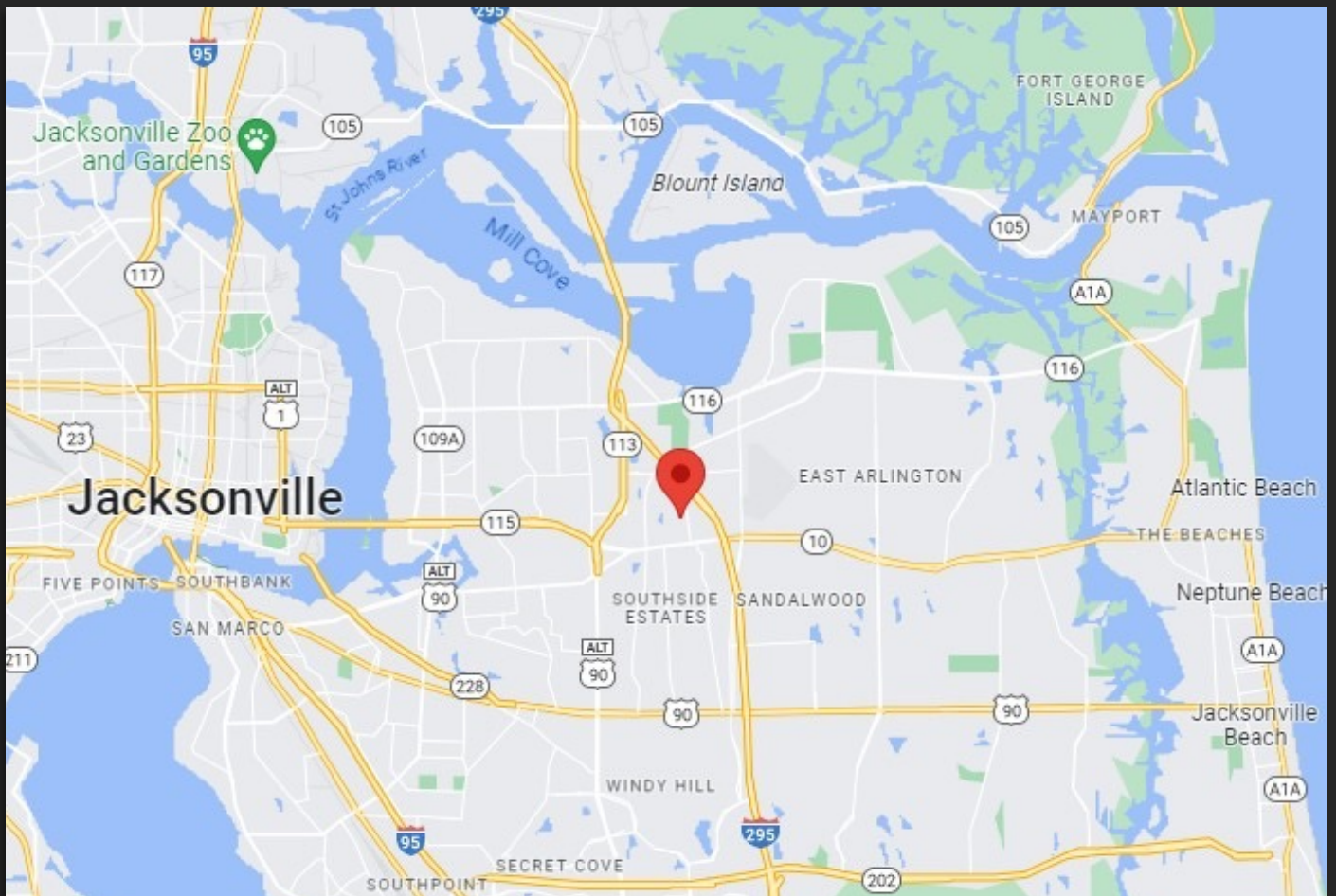
**FLORIDA
CROWN PROPERTIES**

Jonathan Shields | 904.860.7253
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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



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