



Commercial Offering Memorandum

Commercial Light Industrial Building



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

Property Overview

Commercial Light Industrial Building



1359 Hanthorn Rd, #3

Highlights:

- Large Industrial Warehouse Space
- Large Parking Lot
- 2 Overhead Doors
- Owner willing to subdivide and accomodate tenants needs
- Located adjacent to Interstate 75

Offering Summary

Property Type	Commercial Light Industrial building for Lease
Total SF	6,000
Features	Garage, Parking Lot



Property Summary

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Square footage:	6,000 sf
Sub Type:	Industrial
Year Built:	1971
Latest Addition:	N/A
Building Zoning:	Commercial
Lot Size:	Negotiable
Lease Includes:	Building Only
Current Tenants:	N/A
Traffic Count/Day:	N/A
Asking Price:	\$5,000/month
Price/SF:	\$10/sf

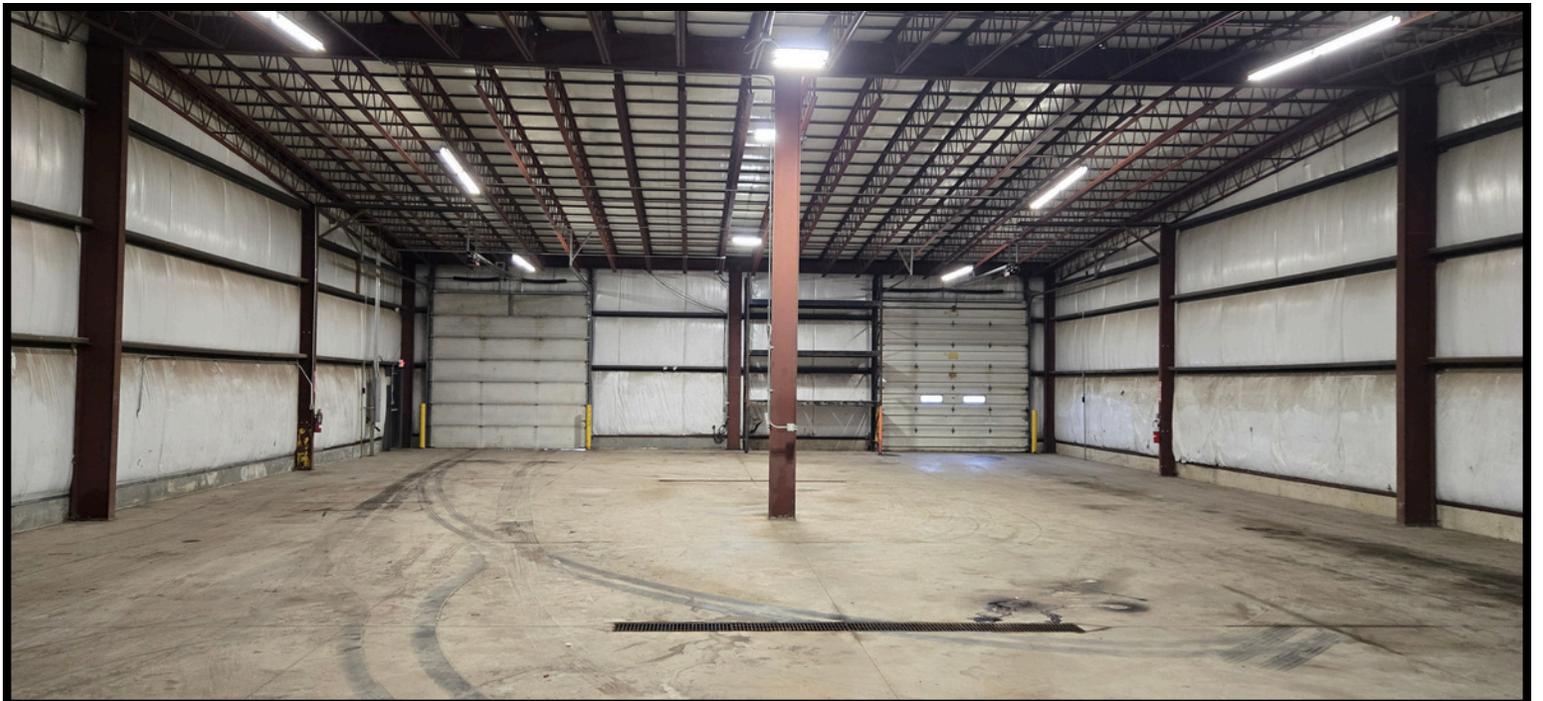


Property Overview

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Move in ready industrial warehouse space located near I-75.



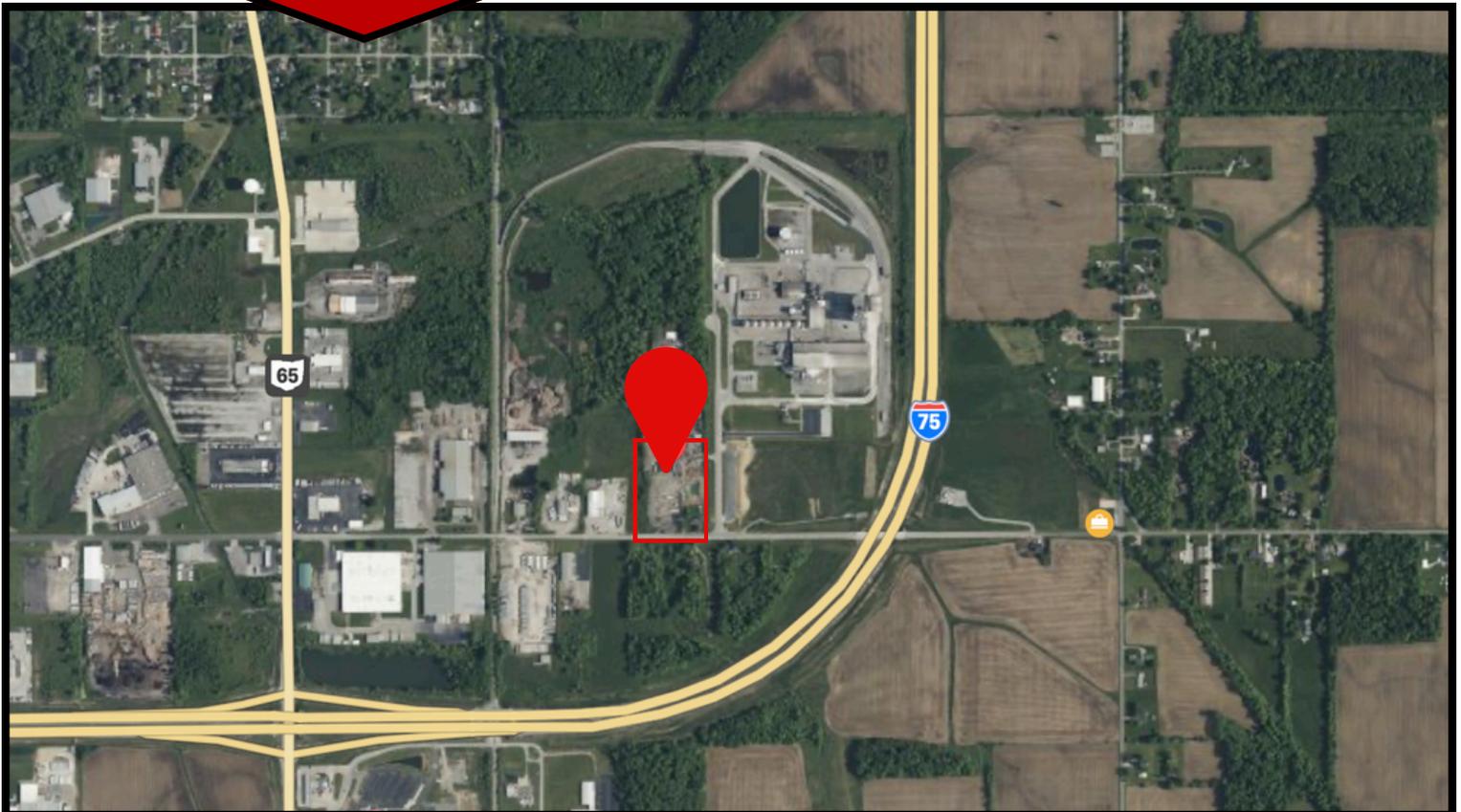
Location Overview

Commercial Light Industrial Building

1359 Hanthorn Rd, #3



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
- ✓ 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

