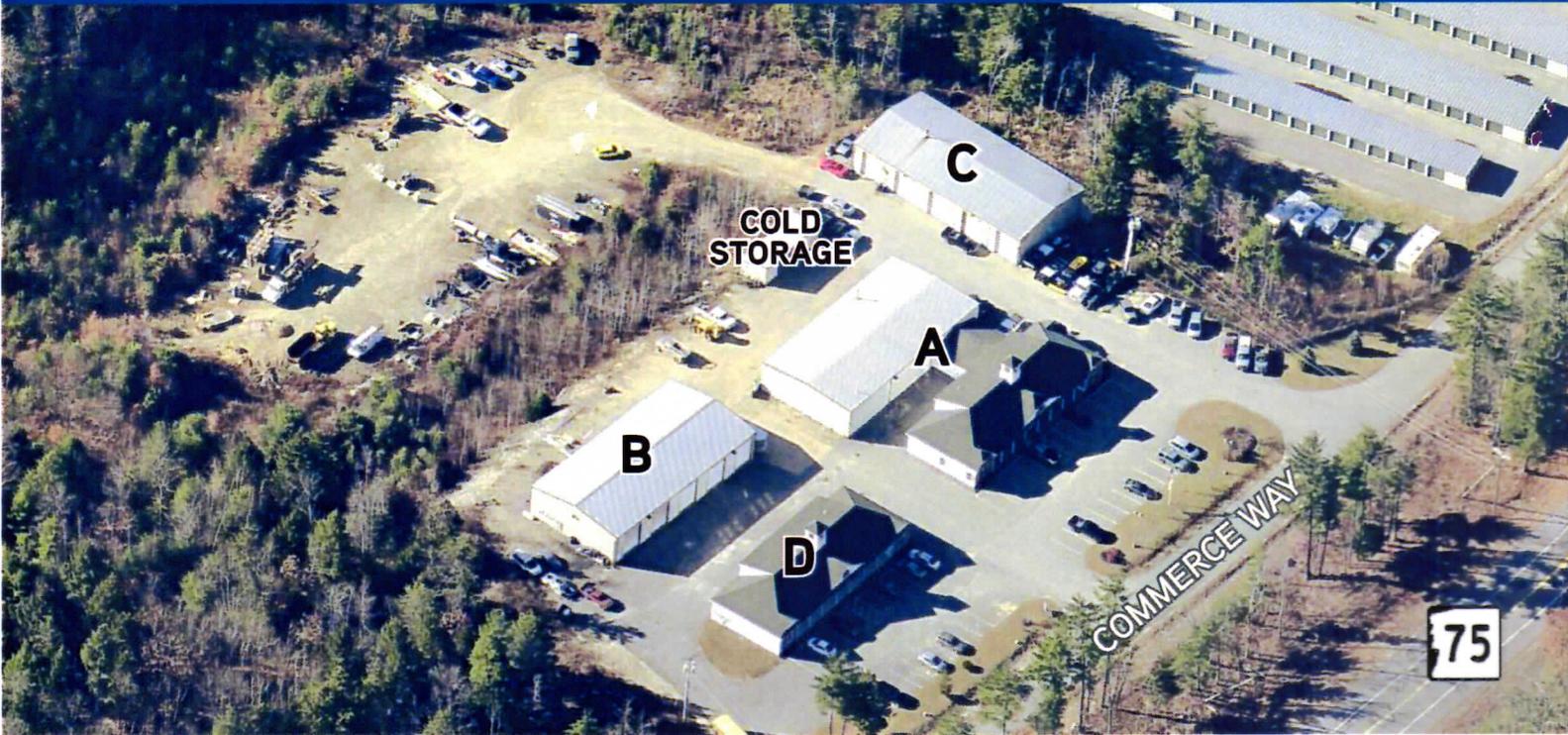
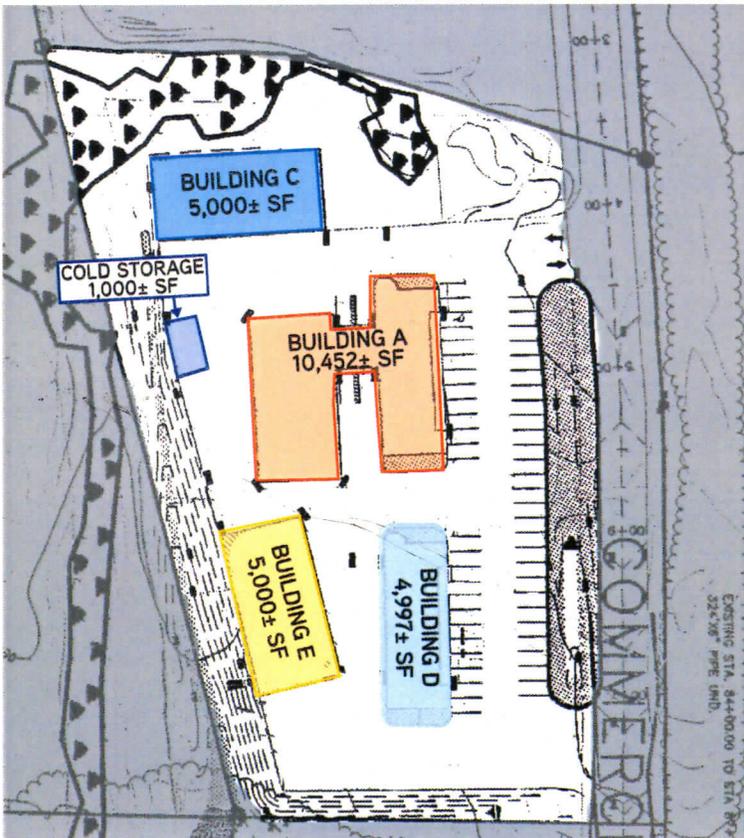


# LOT 73 | OFFICE & INDUSTRIAL BUILDINGS



Lot 73 is 318± acres and consists of five buildings that were constructed in 2006. The buildings include an office building, two industrial buildings, a mixed use building and a cold storage building. Together, the buildings feature 13 drive-in doors and up to 20'± clear heights. Ten industrial and office tenants currently call the Exit 17 Commerce Center home. All tenants are tenants-at-will except for the tenant in Building D that has a short term lease. The property is best suited for an owner/occupier who can utilize the entire space or use a portion and lease the balance, thereby controlling future expansion while enjoying rental income.



## Specifications > Industrial and Office Buildings

Building Type	Industrial and Office
Year Built	2006
Total Building SF	26,449
Building A	10,452±
Building C	5,000±
Building D	4,997±
Building E	5,000±
Cold Storage Building	1,000±
Site	318± acres
Zoning	Industrial/commercial
Drive-in Doors	13
Clear Height	Up to 20'
Utilities	2 private wells 2 private septic fields Propane
Electrical	3 phase to all buildings
2014 Property Taxes	\$25,212
<b>List Price</b>	<b>\$1,350,000</b>