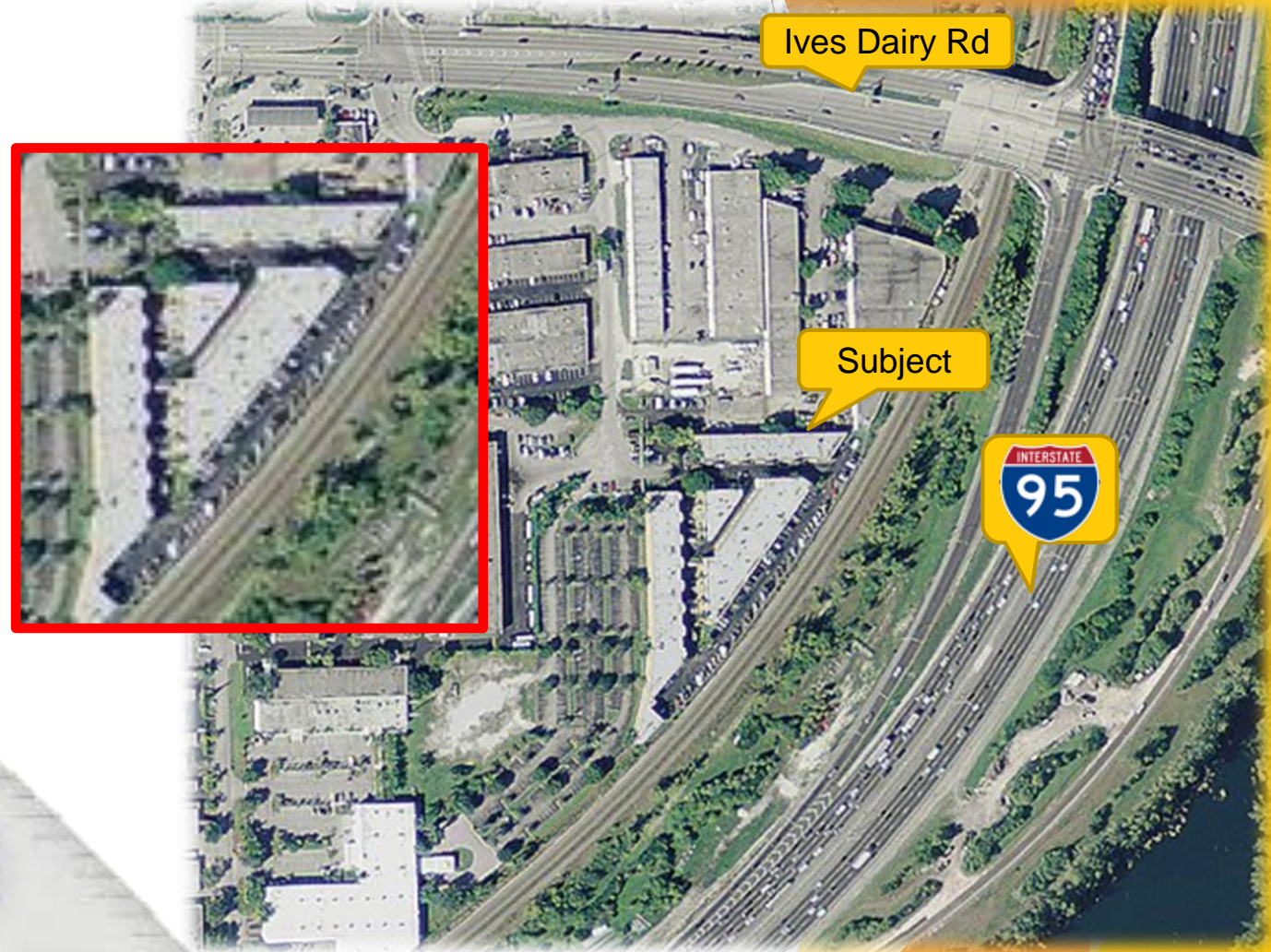




Investment Opportunity

Ives Dairy Commerce Center

Location



Investment Highlights

Price: \$1,450,000

Seller will: Leaseback at \$15.89 NNN or \$141,600

Annually

ADDvantage Technologies Group will extend lease for 1 year

Total Sq. Ft: 8,910 Sq. Ft

24-Hour Security

Separated Metered Electricity

Zoning: IU-2 - INDUSTRIAL DISTRICTS, HEAVY MANUFACTURING

Operating Expenses

2017 Property Tax	
20217	\$3,248.96
20221	\$3,342.74
20225	\$3,342.74
20237	\$3,342.74
20241	\$3,342.74

Monthly Association Fee	
20217	\$445.52
20221	\$405.15
20225	\$405.15
20237	\$405.15
20241	\$405.15
Total Monthly Rent	\$2,066.08

Investment Opportunity

20217, 20221, 20225 Northeast 16th Place

20217: 1,745 SF

Folio: 30-1232-026-0300



20221: 2,040 SF

Folio: 30-1232-026-0310



20225: 2,015 SF

Folio: 30-1232-026-0320



- Reception
- Window Offices (2)
- Interior Offices (4)
- Kitchen
- Bathroom (3)
- Work Area
- 10x10 Roll Up Doors (2)

20237-20241 Northeast 16th Place

Folio: 30-1232-026-0350
30-1232-026-0360

-3,110 SF

- 10x10 Roll Up Doors (2)
- Large Window Workroom
- Large Interior Office (1)
- Bathroom





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President

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