

20 YEAR+ TRUCKING BUSINESS WITH OVER 12 ACRES

Address Not Disclosed, Central United States



AN INDUSTRIAL INVESTMENT OPPORTUNITY

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Presented By:

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EXECUTIVE SUMMARY

PROPERTY INFORMATION



OFFERING SUMMARY

Sale Price:	\$6,500,000
Building Size:	14,060 SF
Lot Size:	11.76 Acres
Price / SF:	\$462.30
Cap Rate:	11.05%
NOI:	\$718,489
Year Built:	1994
Renovated:	2016
Zoning:	I
Market:	South Eastern United State

PROPERTY OVERVIEW

For more than 20 years this trucking business has been utilizing its central United States location and over 500 customers and general good business practices to good use. Great buildings for multiple categories: office, warehouse, apartment, even has a couple of its own fuel pumps. This business is set on almost 12 acres of cleared land and acts as a central hub for its considerable client base from all over the country. Appraisals performed in 2016 and 2017 for the commercial land are available as well as the financial documents should you be inclined to look further. Please contact Alena Areshchanka 941-662-5759, or Brandon Watson 941-218-1660. Email us at Blazecommercial@gmail.com.

PROPERTY HIGHLIGHTS

- *11.76 acres zoned industrial in two connected parcels
- * Over 9500 SF of Warehouse/shop space over 14,000 sf total
- *Over \$700,000 in total owner benefit
- * 3 Buildings, 9 Offices, 2 Kitchens, Total of 6 bathrooms
- * An upstairs apartment with own bathroom
- * Two fuel pumps

PROPERTY INFORMATION

Address Not Disclosed, CENTRAL UNITED STATES



SECTION: 1

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PROPERTY DESCRIPTION

PROPERTY INFORMATION



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LOCATION DESCRIPTION

South Eastern United State. Situated on 11.76 acres of Industrial zoning with multiple improvements and thriving 20 year+ business.

EXTERIOR DESCRIPTION

INTERIOR DESCRIPTION

PARKING DESCRIPTION

20+ designated spaces, but acres of cleared land.

CONSTRUCTION DESCRIPTION

Brick, concrete flooring, metal roof, metal beams, Apartment space is ttle flooring sheetrock ceiling and walls.

COMPLETE HIGHLIGHTS

PROPERTY INFORMATION



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Building Name	20 year+ Trucking business with 11.76 acres
Street Address	123 main st.
City, State, Zip	Rock Hill, MS 39475
County	notavailable
Market	South Eastern United State
Signal Intersection	No
Nearest Highway	HWY 59

BUILDING INFORMATION

NOI	\$718,489.00
Cap Rate	11.05
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	20 ft
Office Space	4,770 SF
Number of Floors	2
Year Built	1994
Year Last Renovated	2016
Gross Leasable Area	14,160 SF
Roof	Metal
Free Standing	Yes
Number of Buildings	3
Walls	Brick, concrete, metal beams
Ceilings	Sheetrock, metal
Floor Coverings	Concrete, tile
Foundation	slab
Exterior Walls	Metal, Brick

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ADDITIONAL PHOTOS

PROPERTY INFORMATION

