## **20 YEAR+ TRUCKING BUSINESS** WITH OVER 12 ACRES

Address Not Disclosed, Central United States



**PRESENTED BY: BRANDON WATSON** 941.218.1660 BLAZECOMMERCIAL@GMAIL.COM

**PRESENTED BY:** 

ALENA ARESHCHANKA 941.662.5759 ALENA.REALTOR17@GMAIL.COM AN INDUSTRIAL INVESTMENT OPPORTUNITY



Aztec & Associates

4456 TAMIAMI TRAIL, , CHARLOTTE HARBOR, FL 33980 WWW.CENTURY21AZTEC.COM

### TABLE OF CONTENTS

### Contents

Presented By:

PROPERTY INFORMATION	3
LOCATION INFORMATION	8

### Confidentiality & Disclaimer

All materials and information received or derived from Century 21 Aztec & Associates its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Century 21 Aztec & Associates its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Century 21 Aztec & Associates will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

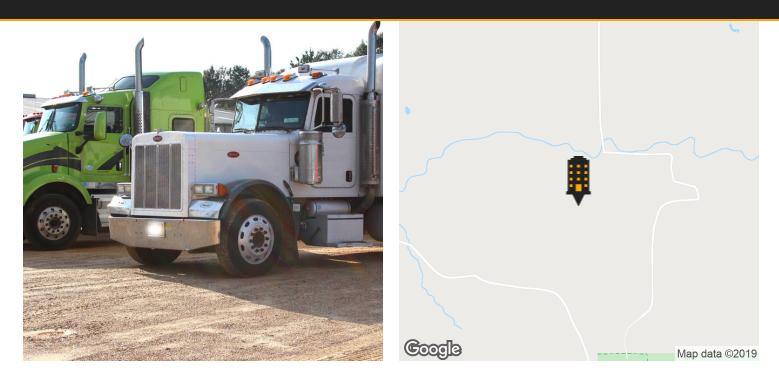
All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Century 21 Aztec & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Century 21 Aztec & Associates does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with a party with a party with a party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Century 21 Aztec & Associates in compliance with all applicable fair housing and equal opportunity laws.



### 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 it's 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

4

### **PROPERTY INFORMATION**

Address Not Disclosed, CENTRAL UNITED STATES



#### PRESENTED BY:

BRANDON WATSON 941.218.1660 BLAZECOMMERCIAL@GMAIL.COM

PRESENTED BY: ALENA ARESHCHANKA 941.662.5759 ALENA.REALTOR17@GMAIL.COM CRYE×LEIKE SIGNATURE ONE REALTY, LLC 601.336.6941



Aztec & Associates

4456 TAMIAMI TRAIL, , CHARLOTTE HARBOR, FL 33980 WWW.CENTURY21AZTEC.COM

## **PROPERTY DESCRIPTION**

PROPERTY INFORMATION



For more than 20 years this trucking business has been utilizing it's 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.

#### 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 tlle flooring sheetrock ceiling and walls.

AZTEC & ASSOCIATES

5

### **COMPLETE HIGHLIGHTS**

PROPERTY INFORMATION



<b>CRYE</b> *LEIKE		
SIGNATURE ONE REALTY, LLC		
601.336.6941		



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

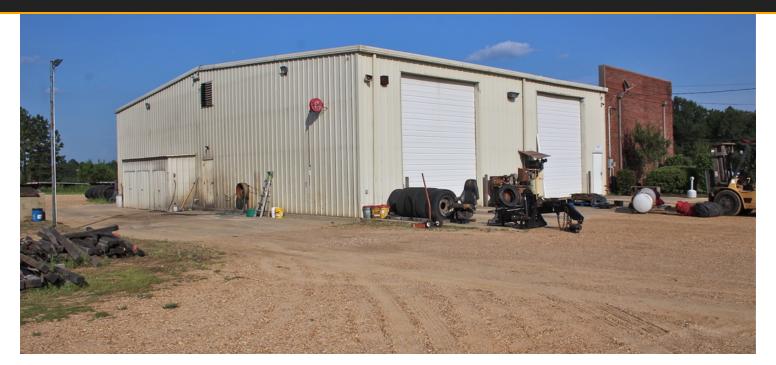
### **PROPERTY HIGHLIGHTS**

- \*11.76 acres zoned industrial in two connected parcels
- \* Over 9500 SF of Warehouse/shop space over 14,000 sf

6

# **ADDITIONAL PHOTOS**

PROPERTY INFORMATION









4456 Tamiami Trail, , Charlotte Harbor, FL 33980 | www.century21aztec.com