20 YEAR+ TRUCKING BUSINESS WITH OVER 12 ACRES

Address Not Disclosed, Central United States



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PRESENTED BY:

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



Aztec & Associates

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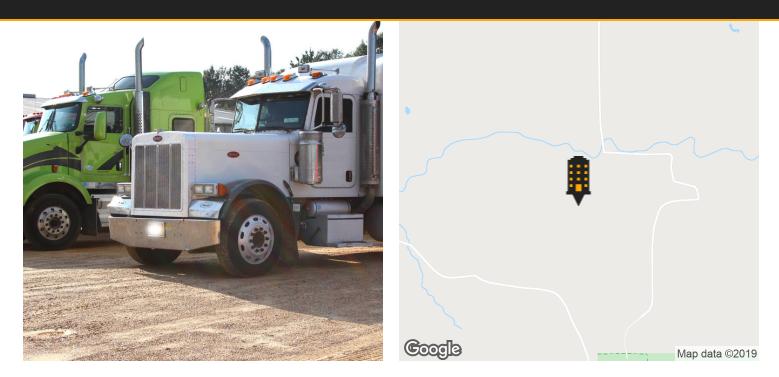
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EXECUTIVE SUMMARY

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 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

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PROPERTY INFORMATION

Address Not Disclosed, CENTRAL UNITED STATES



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



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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

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COMPLETE HIGHLIGHTS

PROPERTY INFORMATION



| CRYE *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 |
| | |

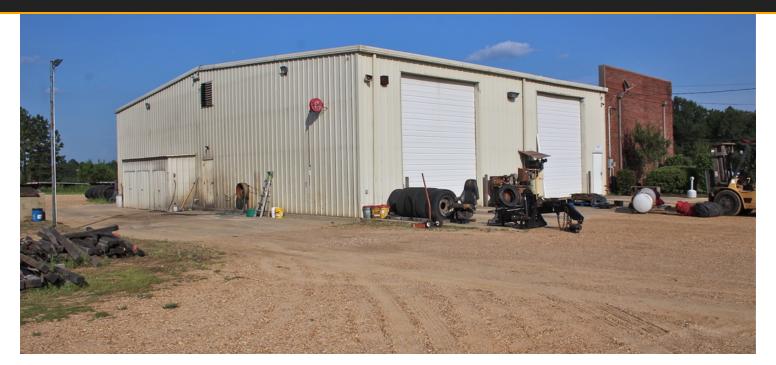
PROPERTY HIGHLIGHTS

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- * Over 9500 SF of Warehouse/shop space over 14,000 sf

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ADDITIONAL PHOTOS

PROPERTY INFORMATION









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