

INDUSTRIAL


6,238 SF Industrial Building

Sale Price: \$530,000 (±\$85.00/SF)

Property Features

- Nicely built out office with two conference rooms. (see floor plan)
- Located in Butterfield Business Park
- Easy Access to I-10
- Well kept property in professional environment
- Building is divisible
- Existing charter school tenant

Property Highlights

Total Size	6,238 SF
Build-Out	90% Office 10% Warehouse
Ceiling Height	15'
Construction	Tilt-up Concrete
Zoning	CI-1 (Pima County)
Loading	(2) Grade Level (10'x10')
HVAC	Office Area
Bathrooms	3
Kitchenettes	2

For more information, please contact:

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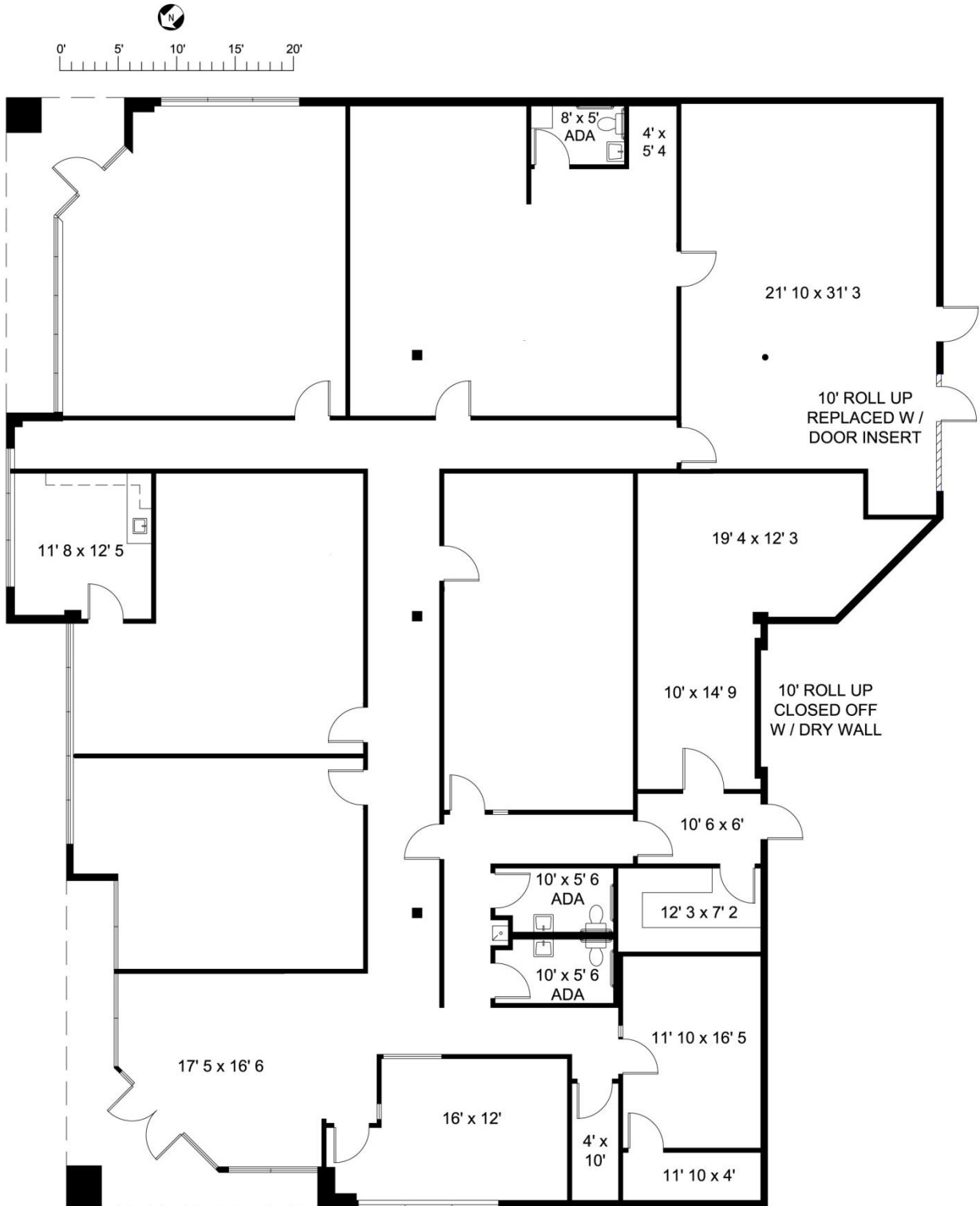


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Floor Plan

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Income & Operating Expenses

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Since May 1, 2014, the building has been occupied by a charter school, lease expires 7/31/2017. Income & Expense estimates for 2017 are as follows.

Income & Operating Expenses 2017 Estimates

<u>INCOME</u>	<u>2017</u>	<u>Per Sq., Ft.</u>
Base Rent	\$39,444.00	\$6.00
Op Ex Escalations	\$16,335.60	\$2.48
Total Income	\$55,779.60	\$8.48

<u>OPERATING EXPENSES</u>		
Cleaning Services	\$ 200.00	\$0.03
Repairs & Maintenance	\$ 5,151.00	\$0.78
Utilities	\$ --	\$ --
Roads/Grounds/Security	\$ 9,473.00	\$1.44
Administrative Costs	\$ 6,188.00	\$0.94
Real Estate Taxes	\$ 340.00	\$0.05
Insurance	\$ 1,235.00	\$0.19
Total Operating Expenses	\$22,587.00	\$3.44

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