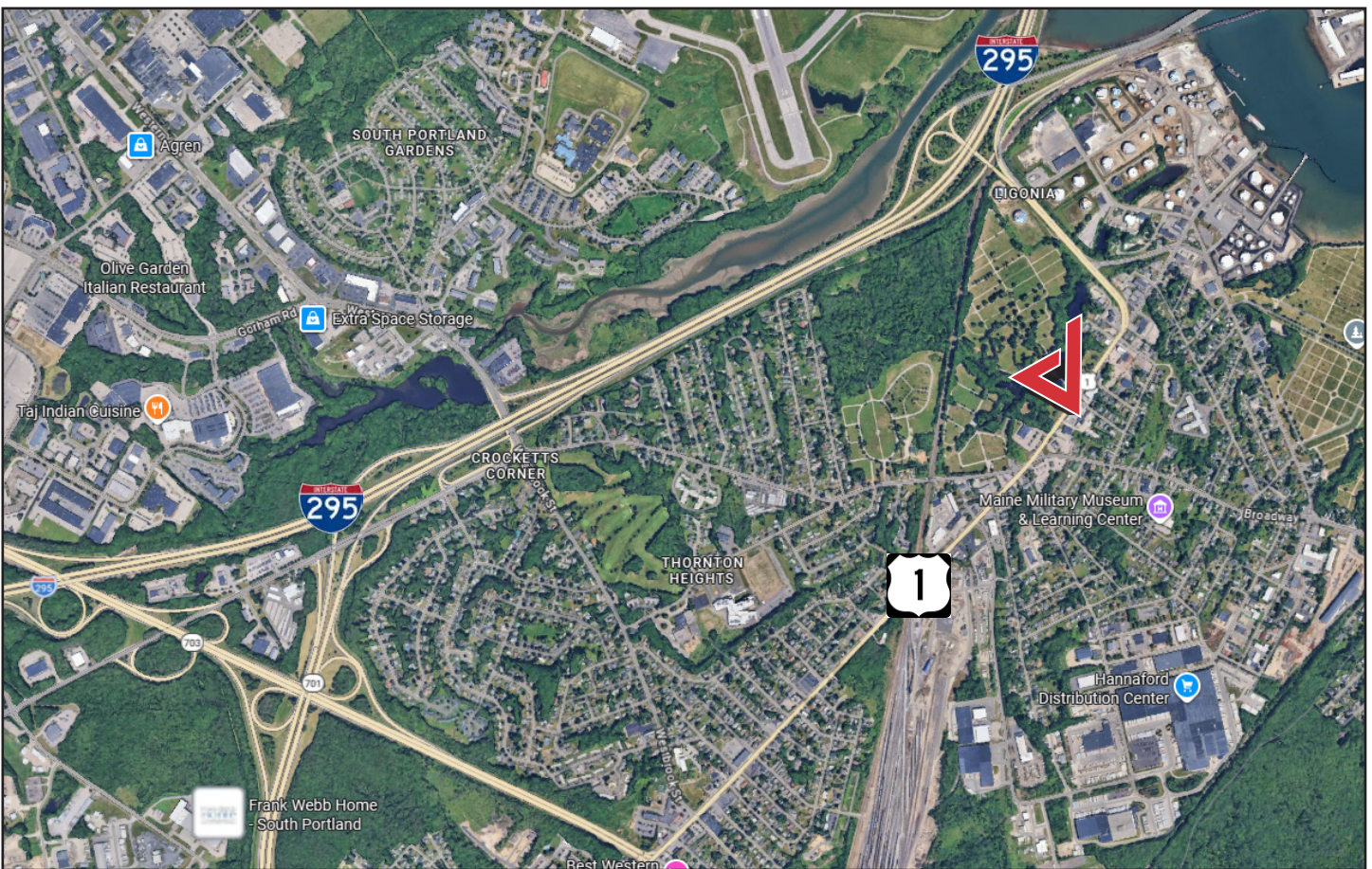


Property Overview

Owner	BLK Limited Liability Company
Building Size	6,200± SF
Lot Size	1.46± acres
Space Breakdown	Storage/Garage : 5,400± SF Office : 800± SF
Assessor's Reference	Map 41, Lot 9-A
Deed Reference	Book 31114, Page 106
Zoning	Commercial (C)
Building Age	1940 and 1961
Building Construction	Combination of wood frame and metal buildings
Roof	Rubber membrane and sloped metal
Siding	Vinyl clapboards and metal
Flooring	Concrete floors throughout
Utilities	Municipal water and sewer, oil and LP gas heat
Ceiling Height	8' - 16'
Loading Docks	None
Drive-in OHDs	Three (3) 12' x 12' and One (1) 12' x 14'
Electrical	200 Amp, single phase
Lighting	Fluorescent and metal halide
Sprinkler System	None
Miscellaneous	The property is leased through December 31, 2027 for \$50,000/year NNN or \$4,166.67/month NNN

FOR SALE : \$930,000



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.