

Dexter Light Industrial Business Condominiums For Sale or Lease

DESIGNERS
Vanston/O'Brien, Inc.
 BUILDERS



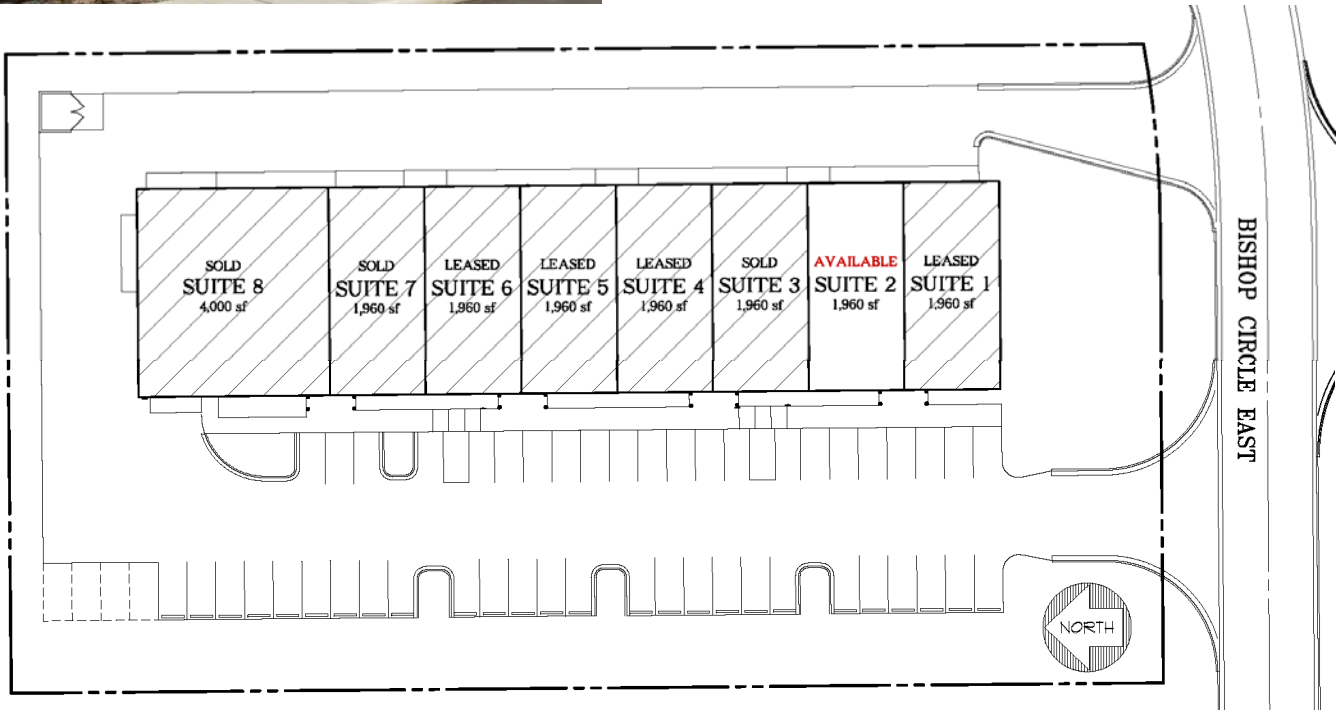
SITE

- Located in the Dexter Business and Research Park
- Association maintained common areas
- Ample lighted car parking and truck loading/unloading areas
- Professionally landscaped and irrigated
- Public sewer and water
- 200 amp, 120/208 volt, 3 phase electric service
- Tax abatement for qualified buyers/renters

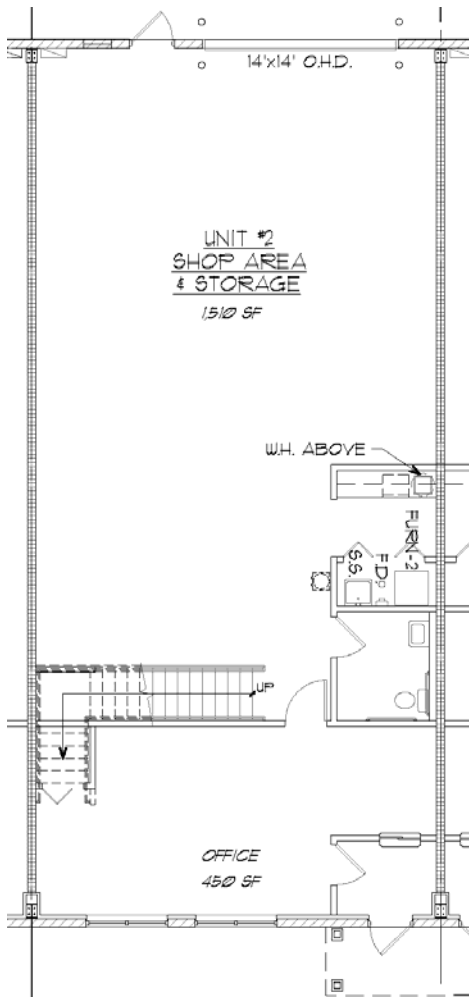


BUILDING

- Base unit is 1,960 SF with 450 SF of office and 1,510 SF of shop/warehouse
- Multiple units can be combined
- 18 foot ceiling height
- Optional partial second level available
- 14' x 14' motor operated overhead door
- Radiant tube heat in shop
- Air conditioned office
- Fire sprinklers throughout
- Custom build-out available

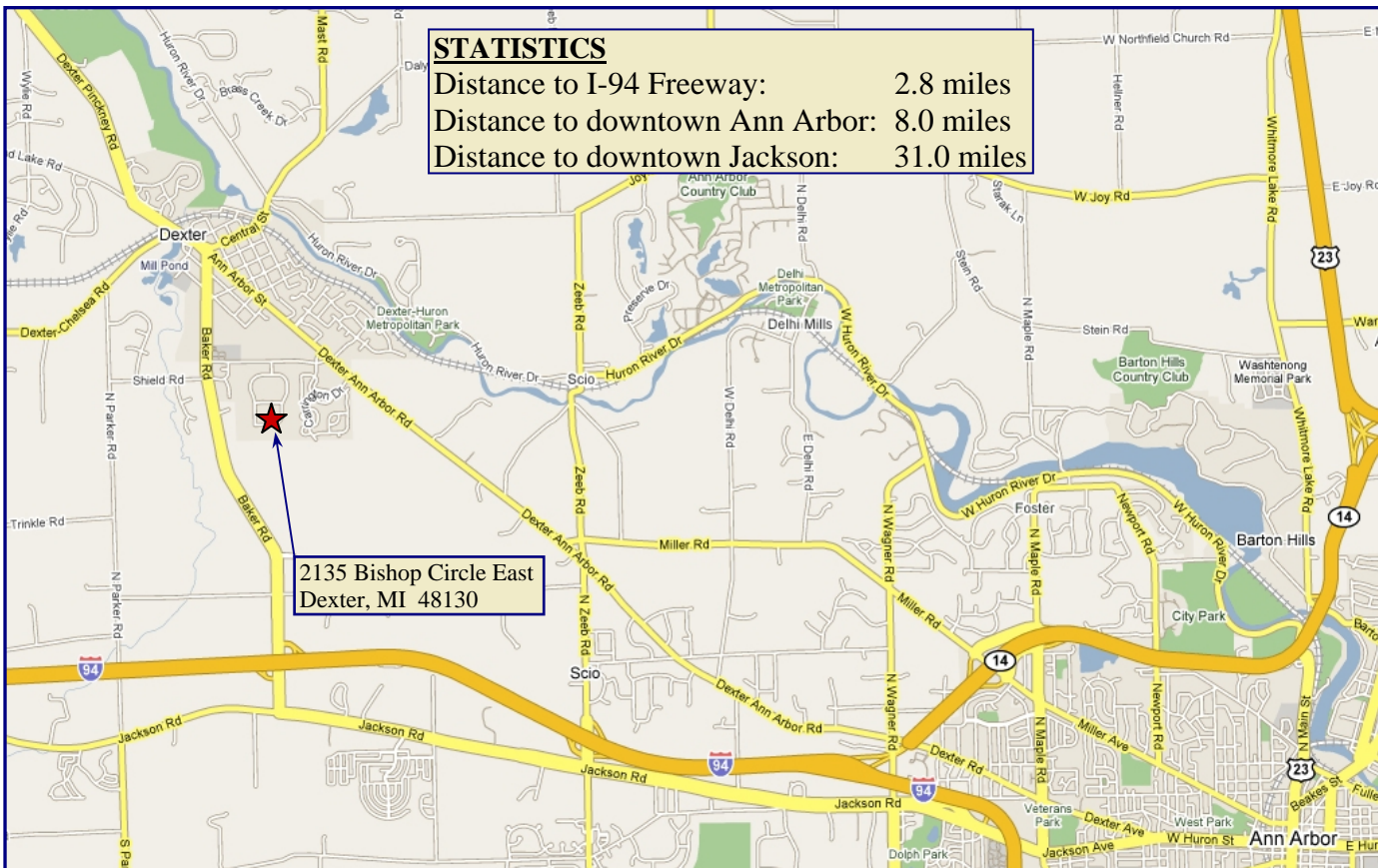


LIGHT INDUSTRIAL



RATES

- Base unit sale: \$220,000 (plus closing costs)
- Base unit lease, NNN: \$1,800/month (\$11.02/square foot)
- Base unit lease, gross: \$2,300/month (\$14.08/square foot) with tax abatement
- Multiple unit sale: Negotiable, call with requirements
- Multiple unit lease: Negotiable, call with requirements



revised 5/30/2014

Visit <http://www.vanston.com/rebishopbusinesscondos.html> for more information.