

# Industrial Warehouses

\$6,200,000

445 Tresca Rd & 454 Lee Rd

RE:162986-0350; 162991-0000



## 445 Tresca

- 2.72 Acres  $\pm$
- 4 Buildings with 36,060 SF
- 1/3 Acre Storage Yard
- Concrete Parking with Retention in Place
- Gross Income, Projected Gross Income

## 454 Lee

- 1.7 Acres  $\pm$
- Industrial Outdoor Storage Yard
- Access to both Lee & Tresca
- Currently Not Showing Income



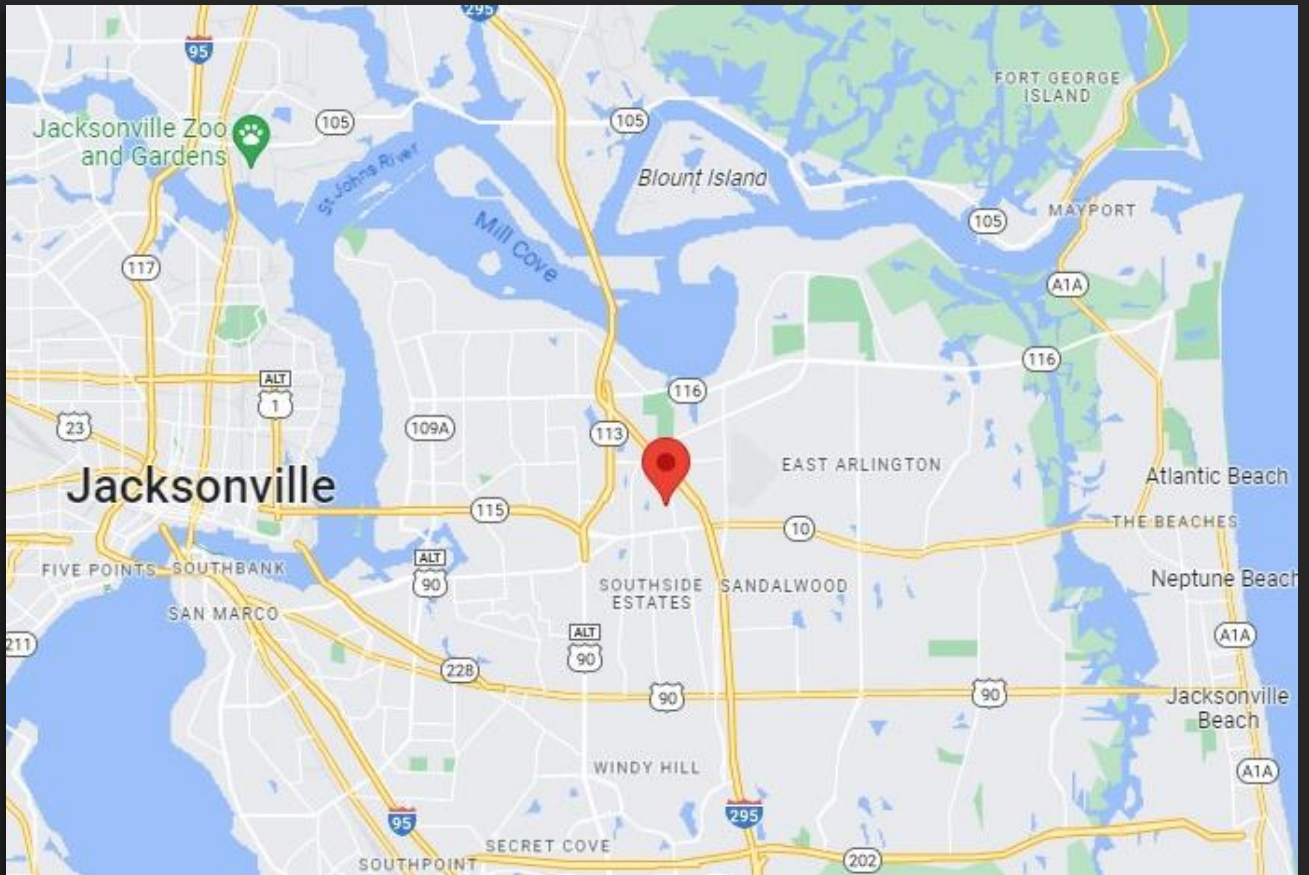
**FLORIDA  
CROWN PROPERTIES**

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# Logistics/Laydown Yard

## Owner Expenses

- Taxes
  - 2023
    - Actual Taxes paid for 445 Tresca \$41,670.61
    - Actual Taxes paid for 454 Lee Rd \$3,713.76
  - 2024
    - Actual Taxes paid for 445 Tresca \$44,809.73
    - Actual Taxes paid for 454 Lee Rd \$4,215.28
- Insurance
  - Auto Owners covers liability - \$666.60 Premium
  - General Liability - \$13,181.13 Premium
- Exterior Maintenance
- New Backflow Preventer
- Park Water



# Logistics/Laydown Yard



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