

### Offering Summary

Sale Price:	\$450,000
Lease Rate:	\$3,500 SF/yr (NNN)
Building Size:	4,400 SF
Price / SF:	\$102.27

### Property Overview

Light industrial/commercial building located on the northeast corner of Kingston Road @ Mt. Zion Road, approximately 1.5 miles west of I-49. Easy access and great visibility. The building is 100' wide x 44' depth. There is a 1,760 square feet of shop on the east end, 880 square feet of office in the middle and another 1,760 square feet of shop on the west end. The two shop bays have two (2) 14.5' high x 12' wide truck doors. The sidewall height in both is 24' with a center height of 25'8". Very good condition. Concrete parking in front of building. Site is totally fenced.

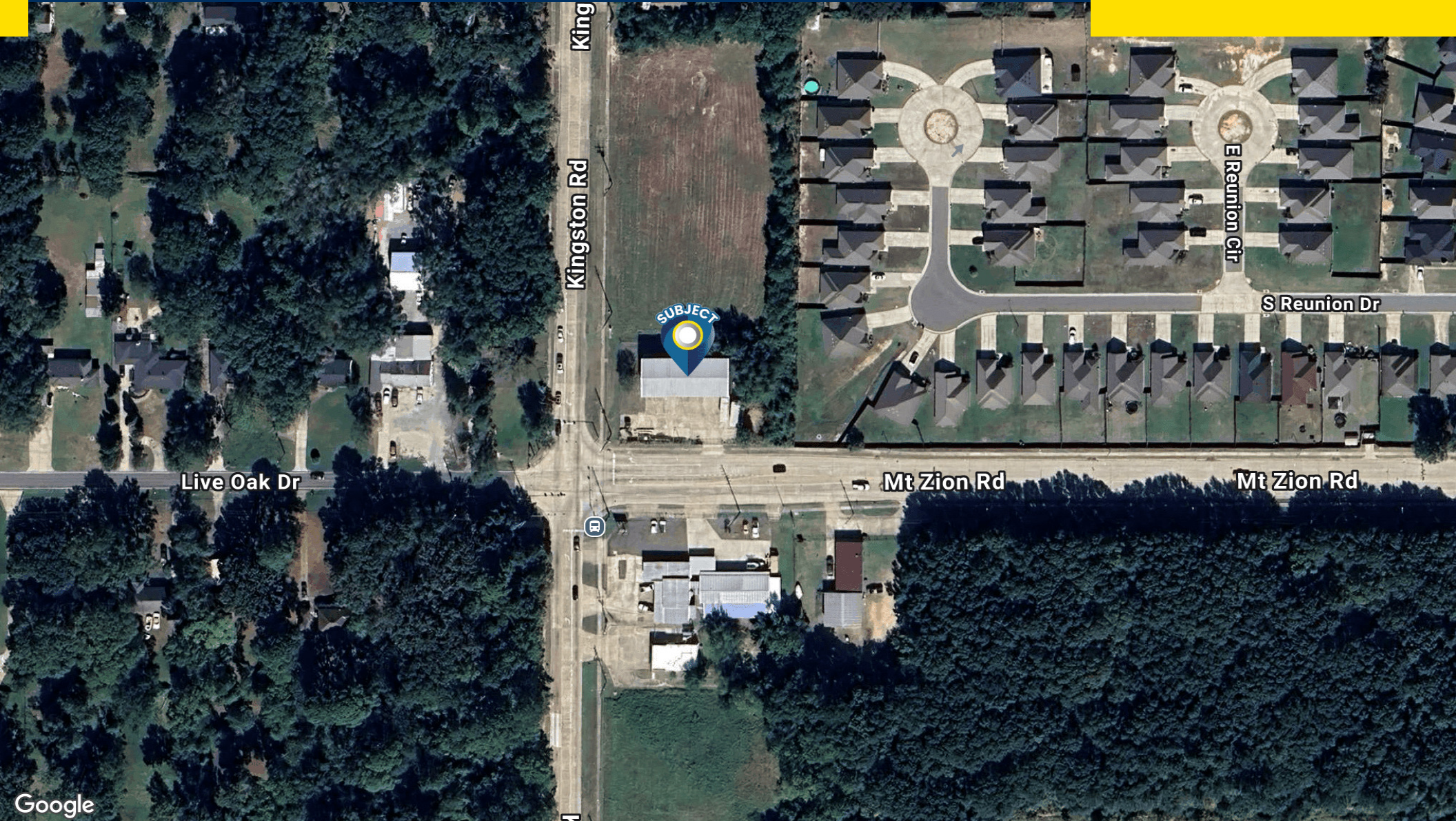
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