

Industrial Warehouses

\$5,500,000

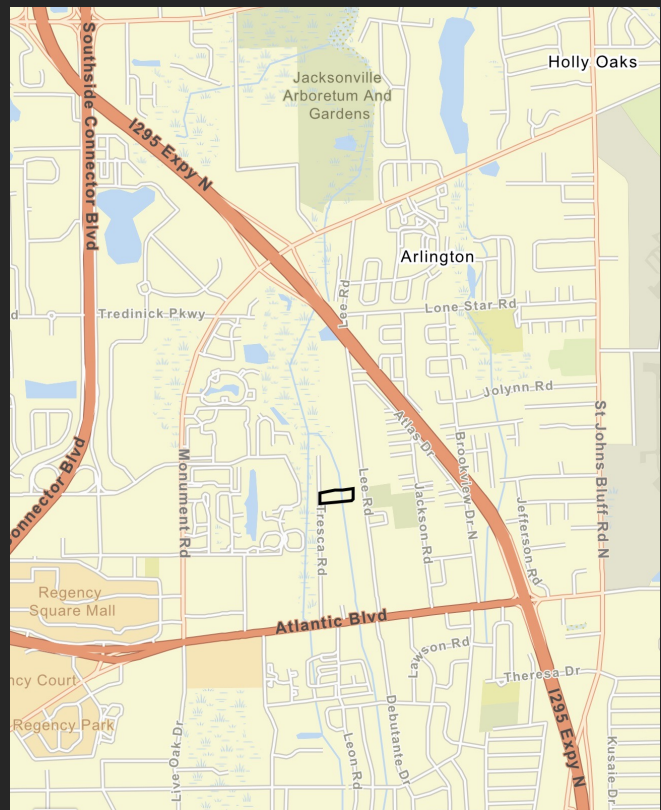
445 Tresca Road

RE:162986-0350



445 Tresca Road

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



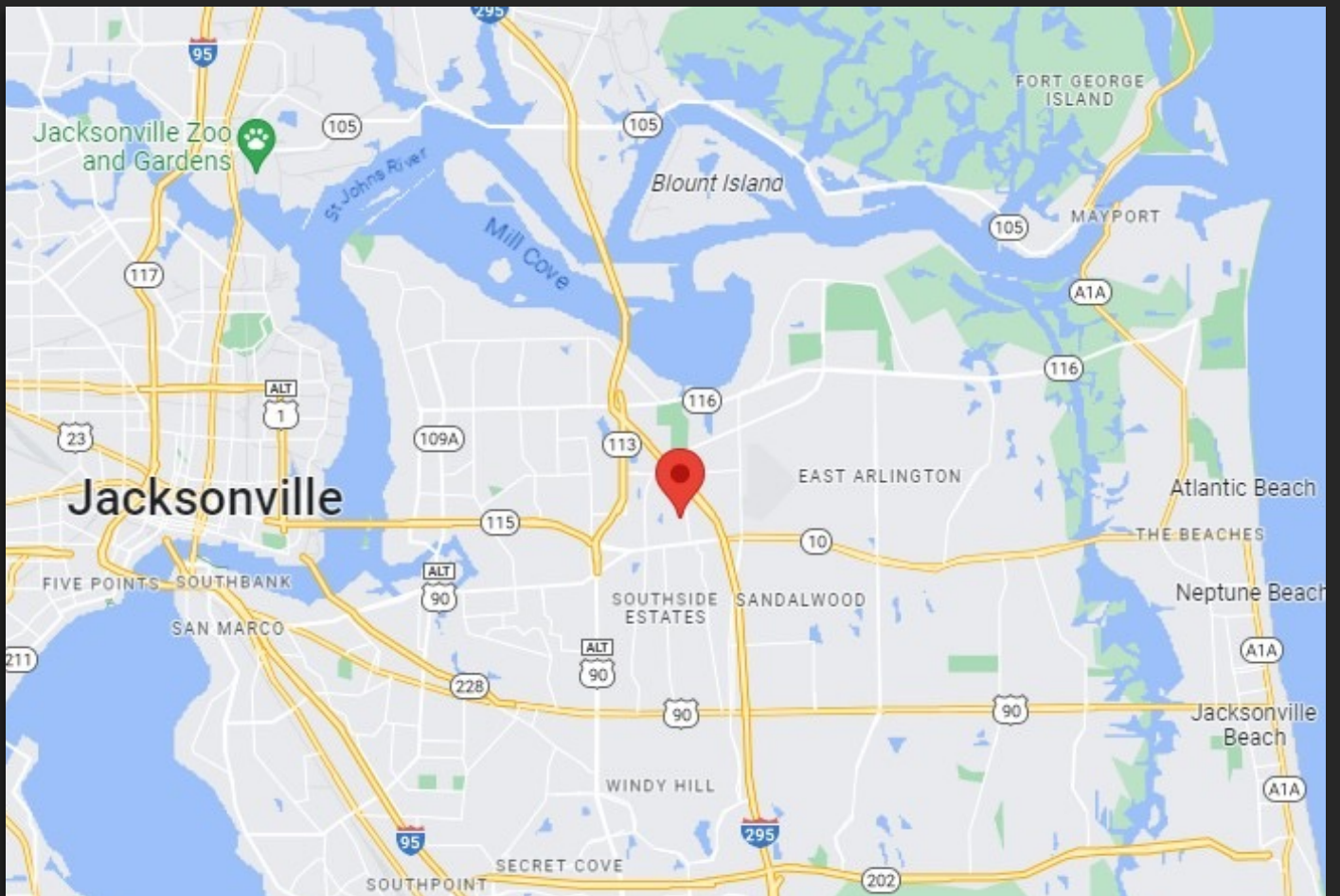
**FLORIDA
CROWN PROPERTIES**

Jonathan Shields | 904.860.7253
IndustrialGroup@FlaCrown.com

445 Tresca Road

Owner Expenses

- Taxes
 - 2025
 - Actual Taxes paid: \$52,493.02
 - 2024
 - Actual Taxes paid: \$44,809.73
- Insurance
 - Auto Owners covers liability - \$666.60 Premium
 - General Liability - \$14,649.59 Premium
- Exterior Maintenance
- New Backflow Preventer
- Park Water & Exterior Lighting



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