

LAKE WALES, FL

NNN LEASED 5,400 SF WAREHOUSE LONGLEAF BUSINESS PARK 9.5% CAP RATE!



For more information please contact:

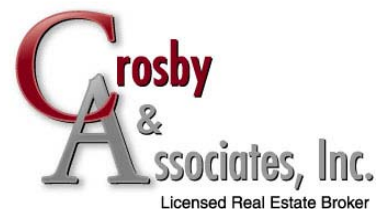
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HIGHLIGHTS

LOCATION: Property is located in the Longleaf Business Park on US Hwy 27 approximately 2 miles south of State Road 60 in Lake Wales.

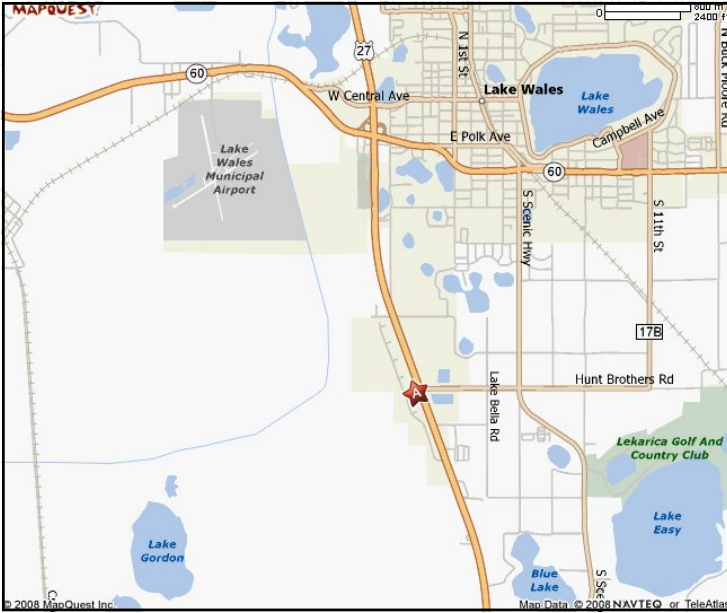
SPACE: Built in 2006, the space includes 5,400 SF with approximately 1,500 SF of office and 2 bathrooms. The warehouse contains 2 overhead doors ground height and 9 parking spaces.

LEASE TERMS: The property is currently leased to a national tenant. The lease is structured as a triple-net lease. Annual rent escalations are included. 3 years remain on the lease plus a 5 year option to renew.

NET OPERATING INCOME: The current NOI is \$56,370.

COMMENTS: Many amenities in warehouse built by tenant. Neat, clean operation and NNN lease makes absentee management easy. Broker/Owner.

PRICE: \$593,300



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