

Property Details

CONTROL: Partner VALUE: \$2,800,000
LOAN: \$0
EQUITY: \$2,800,000

TITLE: 55,485 SF INDUSTRIAL WITH HEAVY POWER
TYPE: Industrial
HAVE: 55,485 SF industrial, distribution, manufacturing, with heavy power offers great accessibility with its location off of I-75. This high traffic area along Needmore road is easily accessible with plenty of parking.

ADDRESS: 2554 Needmore Road, Dayton, Ohio
BENEFITS TO NEW OWNER: Free & Clear property. Excellent location. 15,777 average daily traffic count. Potential lease, lease option, sale or exchange. Electricity includes 1200 amps with 3 phase 480/240/120 volt service.

GROSS SCHEDULED INCOME: \$327,744 Projected
VACANCY LOSS: \$32,774
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$73,546
NOI: \$221,424
DEBT SERVICE: \$0
CASH FLOW: \$221,424
CAP RATE: 7.91%

BENEFITS SOUGHT: Looking for Taker. Dissolve partnership.

MOTIVATION: Recent death of one partner. His family wishes to liquidate the asset.

CAN ADD: Possibly other properties. Ask. Experienced and creative exchangor.

REMARKS: New WaWa Market is going to be built on adjacent parcel (see backup info for concept plans). Recent change in tenant occupancy opens up many possibilities for an owner/user. See backup info for video of property.

OWNER: Needmore Road, LLC

COUNSELOR: Rex Jacobsma Phone: 805-239-3090
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