

## INDUSTRIAL INCOME PROPERTY

75,200 SQ. FT. DISTRIBUTION FACILITY

1431 MARVIN GRIFFIN ROAD, AUGUSTA, GA 30906



### OFFERING SUMMARY

Sale Price:	\$3,395,000
Building Size:	75,200 SF
Cap Rate:	\$7.1%
NOI:	\$240,000
Zoning:	HI, Heavy Industrial

### PROPERTY OVERVIEW

Fully Leased, Free Standing 75,200 sq. ft. Distribution Building consisting of 63,270 sq. ft. of Warehouse and 11,930 sq. ft. of Office. The Building has Clear Ceiling Heights From 19' to 25' and a Large Truck Court with 8 Dock Doors and 3 Drive-In Doors. Located Less than 1 Mile From I-520 and is Next Door to EZ-GO / TEXTRON.

The Building is 100% Leased to Uniparts USA, Ltd. The Current 5 Year Lease expires 6/30/23. Tenant has two 3-year Options to Renew the Lease.

### For More Information:

**Scott A. Atkins, SIOR, CCIM**

President

706.951.6630

scott@atkinsrealty.com

706.650.1446 | 208 A Pitcarin Way Augusta, GA 30909



ADDITIONAL PHOTOS

# ATKINS

COMMERCIAL PROPERTIES

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## FINANCIAL SUMMARY

# ATKINS

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#### INVESTMENT OVERVIEW

Price	\$3,395,000
Price per SF	\$45.15
CAP Rate	7.1%
Cash-on-Cash Return (yr 1)	7.07 %
Total Return (yr 1)	\$240,000
Debt Coverage Ratio	-

#### OPERATING DATA

Gross Scheduled Income	\$240,000
Other Income	-
Total Scheduled Income	\$240,000
Vacancy Cost	\$0
Gross Income	\$240,000
Operating Expenses	-
Net Operating Income	\$240,000
Pre-Tax Cash Flow	\$240,000

#### FINANCING DATA

Down Payment	\$3,395,000
Loan Amount	-
Interest Rate	-%
Amortization Schedule	- Years
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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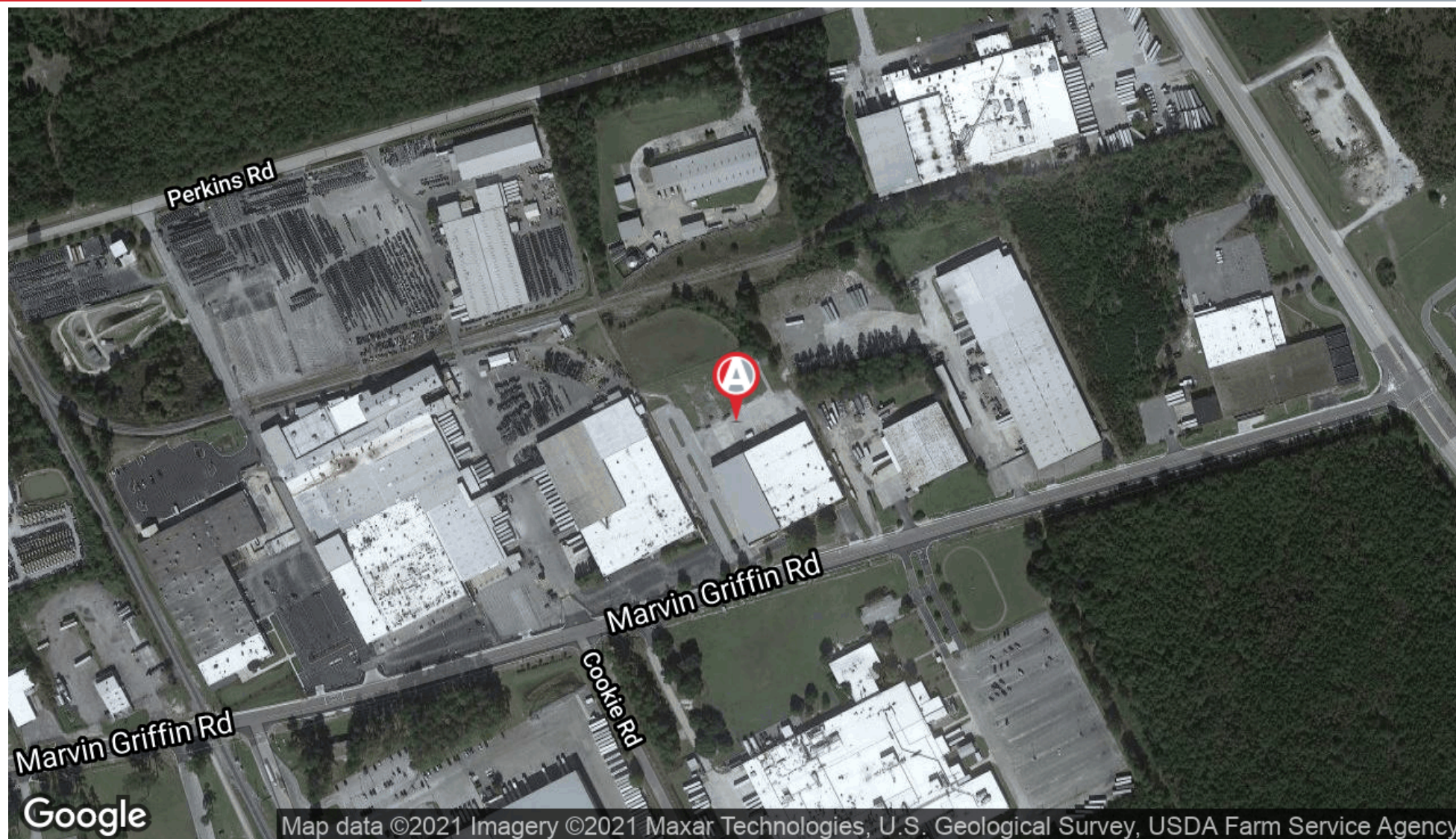
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