

# 1740 Cofrin Drive



Vander Zanden  
REAL ESTATE COMPANY, LLC  
Commercial Real Estate



## SITE

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<b>Construction:</b> Masonry - Concrete Block	<b>Age:</b> 1985 and 1989
<b>Condition:</b> Excellent	<b>Zoning:</b> Industrial Park
<b>Site Size:</b> 4 Acres	<b>Stories:</b> One
<b>Space:</b> 14,000 s.f. (approximately 2,000 is office).	

## DESCRIPTION

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<b>Parking/off Street:</b> Yes	<b>Railroad Siding:</b> No
<b>Truck Docks:</b> Yes	<b>Floor Type:</b> Concrete
<b>Overhead Doors:</b> Yes	

## UTILITIES

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<b>Office Heat:</b> Gas Forced Air Units	<b>Warehouse Heat:</b> Gas Modine
<b>Central A/C:</b> Office only	<b>Electric:</b> Tenant
<b>Water:</b> Landlord	<b>Snow Removal:</b> Tenant

## LEASE INFORMATION

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\$6,400.00 per month, Tenant pays utilities.

## ADDITIONAL COMMENTS

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The building is fenced in and sprinklered. There is a video monitor system, backup power generator and three-phase electric. This is Class "A" warehouse. Owner can also expand .

## VANDER ZANDEN REAL ESTATE COMPANY, LLC

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