

1740 Cofrin Drive



Vander Zanden
REAL ESTATE COMPANY, LLC
Commercial Real Estate



SITE

Construction: Masonry - Concrete Block

Age: 1985 and 1989

Condition: Excellent

Zoning: Industrial Park

Site Size: 4 Acres

Stories: One

Space: 3,000 s.f. warehouse + 3,000 s.f. office. (Some, or all, of warehouse area could easily be converted back to offices).

DESCRIPTION

Parking/off Street: Yes

Railroad Siding: No

Truck Docks: Yes

Floor Type: Concrete

Ceiling Height: 13', 16'

Overhead Doors: One 12' x 16' overhead

UTILITIES

Office Heat: Gas Forced Air Units

Warehouse Heat: Gas Modine

Central A/C: Office only

Electric: Tenant

Water: Landlord

Snow Removal: Tenant

LEASE INFORMATION

\$3,500.00 per month, Tenant pays utilities. (Warehouse space at \$3.00 a foot, at \$3,500 a month, that is just \$11.00 a square foot for a fully renovated masonry construction executive office spaces)

ADDITIONAL COMMENTS

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 or build to suit on adjacent vacant land.

VANDER ZANDEN REAL ESTATE COMPANY, LLC

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KITCHEN



KITCHEN



KITCHEN



HALLWAY



HALLWAY



BATHROOM

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VESTIBULE



VESTIBULE



OFFICE



HALLWAY



OFFICE



OFFICE

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OFFICE



OFFICE



MASTER OFFICE



OFFICE



OFFICE

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WAREHOUSE

ADDITIONAL COMMENTS

Recent \$50,000 remodeling includes: new carpet, fresh paint, new walls, ceilings, and lights. Making this a beautiful, spotless, executive office suite. Master office with private bath and copper trimmed bar. Second master office with cork soundproofed walls. In addition there are two main office areas, two full baths, private shower room and complete kitchen with dishwasher, stove and refrigerator.

The property comes completely wired for telephone and CAD-5 computer as well as its own security system. The warehouse is heated and contains overhead doors, sewer, scrub sinks and storage closets for anything from light manufacturing to toy storage. This property was built for a private family corporation with an eye to the greatest amenities.



WAREHOUSE

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