

INVESTMENT SALE

**MULTI-TENANT
OFFICE-WAREHOUSE
FOR SALE**

TRUSSVILLE
201 Morrow Avenue
Trussville, AL 35173
County: Jefferson
City: Trussville
Zoning: Light Industrial

FEATURES:

Multi-Tenant 22,500 sq ft office warehouse located in the heart of downtown Trussville.

Can be subdivided down to five individual (5) office warehouse units.

Also contains two (2) very nice individual office suites.

Extremely competitive market rents.

Convenient to interstate and highway infrastructure.

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Proforma Income and Expense (contact agent for current numbers)

INCOME

SUITE	TYPE	SQ FT	RENT PSF	ANNUAL
1	Warehouse/Office Unit 1	4,000	4.95	19,800
2	Warehouse/Office Unit 2	4,000	4.95	19,800
3	Warehouse/Office Unit 3	3,540	4.95	17,523
4	Warehouse/Office Unit 4	4,460	4.95	22,070
5	Warehouse/Office Unit 5	4,000	4.95	19,800
6	Executive Office Suite 6	1,250	10.00	12,500
7	Executive Office Suite 7	1,250	10.00	12,500
				123,840

EXPENSE

Property Taxes	(6,500)
Building Insurance	(8,874)
Power	(1,910)
Water/Sewer	(3,816)
Gas	(553)
Management Fees (on 100% occupancy)	(4,954)
Maintenance	(1,400)
	(28,007)

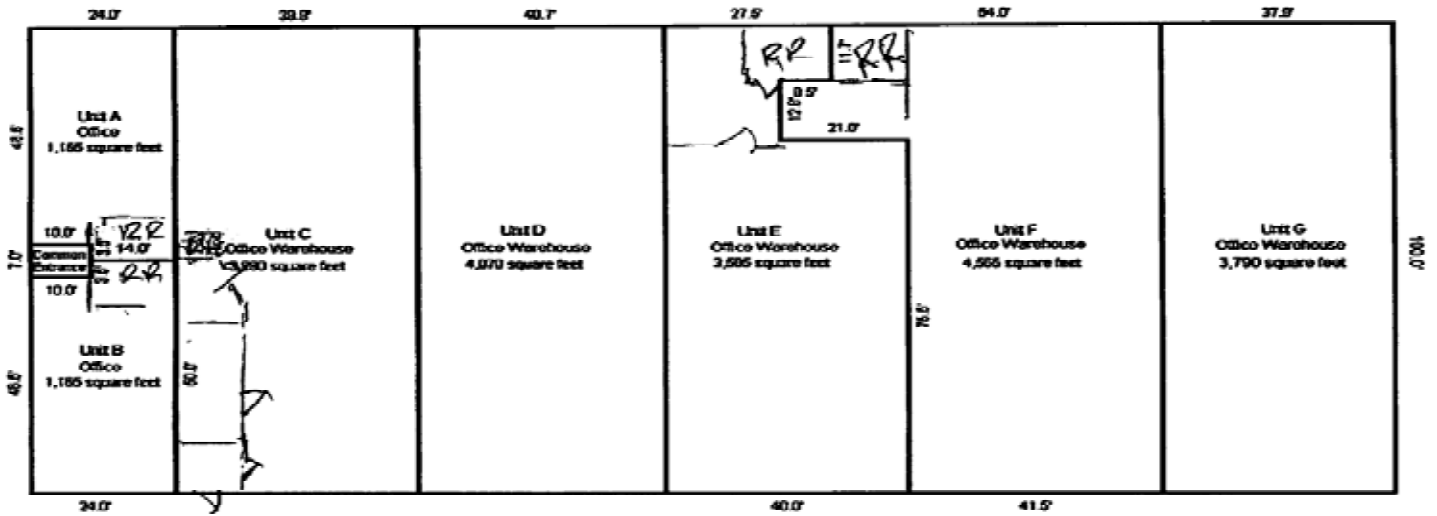
**SALE
PRICE**

\$599,000

NET INCOME

\$96,833

Building Sketch



Information deemed reliable, but not guaranteed

Sales Leasing Development Assessment Representation Property Maintenance Asset Management Retail Office Industrial