

5154 Edwards Street

Total Size: 16,718±sf

Office Area: 6,668±sf

Utility Building: 1,470±sf

Shop: 8,580±sf

Land Size: 16.68± acres

Construction: Stone, Concrete Block, and Metal

Year Built: 1968/1970

Zoning: Industrial Light (IL)/ Industrial Heavy (IH)

Utilities: City Water & Sewer

Lease Expiration: Dec 1, 2013

Option: One additional 5 year term

Annual Escalators: 2%

Sales Price/Cap Rate: \$892,000/ 8.5%

Comments: The tenant, Hubbard Construction Company, has occupied the subject property for over twenty years. Hubbard is one of Florida's largest heavy civil construction companies. The property is clean of any environmental issues with the recent "No-Further-Action" notice from the state of Florida.



Investment Opportunity



For More Information:

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Information provided is deemed to be accurate but is subject to errors and/or omissions.

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THINK SAFETY!

Remember, It's Not Just
The Truck, It's The Driver

SPORT V8

