

131 42 STREET

5,000 SQFT ONE STORY WAREHOUSE



PROPERTY FINANCIALS

INCOME

Lease Year	Term	Monthly Rent	Annual Rent	Annual Inc
4	7/1/24-6/30/25	\$11,837.88	\$142,054.51	3.00%
5	7/1/25-6/30/26	\$12,193.01	\$146,316.15	3.00%
6	7/1/26-6/30/27	\$12,558.80	\$150,705.63	3.00%
7	7/1/27-6/30/28	\$12,935.57	\$155,226.80	3.00%
8	7/1/28-6/30/29	\$13,323.63	\$159,883.60	3.00%
9	7/1/29-6/30/30	\$13,723.34	\$164,680.11	3.00%
10	7/1/30-6/30/31	\$14,135.04	\$169,620.51	3.00%

Tenant Option:	7/1/31-6/30/36	FMV
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Expenses

Base RE Taxes	\$24,542.76
Insurance	\$3,302.26
Total	\$27,845.02

PROPERTY INFORMATION

Building SqFt	5000 SqFt
Building Dimensions	50'x100'
Block & Lot	00716-0060
Zoning	M3-1
FAR	2
RE Taxes	\$30,419

BUILDING FEATURES

Ceiling Height	15'
Sprinkler	Wet System
Heating	Gas
Electric	Three Phase
Loading	1 Drive In Door
Roof	Installed 2021

Sale Price: \$2,800,000