

**139 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	\$11,309.15	\$135,709.75	3.50%
5	7/1/25-6/30/26	\$11,704.97	\$140,459.59	3.50%
6	7/1/26-6/30/27	\$12,114.64	\$145,375.67	3.50%
7	7/1/27-6/30/28	\$12,538.65	\$150,463.82	3.50%
8	7/1/28-6/30/29	\$12,977.50	\$155,730.05	3.50%
9	7/1/29-6/30/30	\$13,431.72	\$161,180.61	3.50%
10	7/1/30-6/30/31	\$13,901.83	\$166,821.93	3.50%
Tenant Option:	7/1/31-6/30/36		FMV	

**Expenses**

Base RE Taxes	\$23,853.68
Insurance	\$3,303.00
<b>Total Expenses</b>	<b>\$27,156.68</b>

**PROPERTY INFORMATION**

Building SqFt	5000 SqFt
Building Dimensions	50'x100'
Block & Lot	00716-0058
Zoning	M3-1
FAR	2
RE Taxes	\$29,523

**BUILDING FEATURES**

Ceiling Height	16'
Heating	Gas
Electric	Three Phase
Loading	1 Drive In Door

**Sale Price: \$2,800,000**