

For Sale -- Investment Offering



**Lease Extended
for Another Year**

Three Building Portfolio

1722 West Broad Street Cookeville, Putnam County, TN

Total: ±86,371 Square Feet

Two at ±40,686 and One at ±5,000 Square Foot Buildings

Building 1: 180' x 225' • 8 Dock Doors • 1 Drive-in Door

Building 2: 180' x 225' • 8 Dock Doors

Building 3: 50' x 100' • 1 Drive-In Door

±7.2 Acres • 18' – 25' Clear Height • Wall Mounted Vent Fans • Suspended Gas Heaters • Metal Halide Lighting • Built in 1994 and 1996

• Column Spacing 25' x 45' • Metal Construction

County Zoning: None • Map 39; Parcel 187 • 2008 Taxes: \$14,070 County



**Sales Price
\$2,250,000**

10.0% Cap Rate

Year 1 NOI - \$224,565

10.3% Cap Rate

Year 2 NOI - \$231,474

Net leased to Star Manufacturing International, Inc., a wholly owned subsidiary of Middleby Corporation, a publicly traded food processing equipment manufacturer.

Lease Term: 01/05/09 – 12/31/09 at \$2.60 / SF

01/05/10 – 12/31/10 at \$2.68 /SF

Exclusively Listed By

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Established 1962

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