

**FOR SALE / FOR LEASE**  
**1039 Carrier Drive**



**PRICE:** \$969,000  
\$5.96 psf/\$5,000 mo nnn

**SIZE:\*** 10,072+/-sf  
(1,680 wsh / 8,392 off)

**ACERAGE:** 2.685+/-

**ZONING:** I-2

- COMMENTS:**
- Tax ID's 039-061-07 1.302 acres  
039-061-21 1.383 acres
  - Year blt. 1990
  - 1 DH 1 DI
  - Floor 6"+/-
  - Ceiling 19.5'+/- to deck
  - Parking 30+
  - Built-up 3 ply 20 year aggregate covered
  - Elec. 120 3 phase 725 amp
  - HVAC 5 York 1 Trane leaseback
  - Expenses taxes 2011 \$9,800; insurance \$3,200;  
landscaping \$150/month

**B E R T O L I N A**

*commercial real estate services inc.*

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Information contained herein has been obtained from the owner of the property or from other sources we deem reliable.  
We have no reason to doubt its accuracy, but we do not guarantee it.

\* floor plan