

FREESTANDING INDUSTRIAL FOR SALE



**2421 Enterprise Avenue
Calexico, California**

Asking Price: \$1,562,275
Building Size: 29,250 Square Feet
Construction Type: Concrete Tilt-Up
Site Area: 1.14 Acres
Clear Height: 20-22 Feet
Parking Ratio: 2/1000 (43 Spaces)
Sprinklers: Yes
Loading Doors: Dock High Ramp &
Staging Area Loading

Contact: Regan Tully *or* Mike Vogt

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International Real Estate

2297 Niels Bohr Court ♦ # 210 ♦ Otay Mesa ♦ CA ♦ 92154

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NOTE: Building can be delivered vacant for owner/user requiring immediate occupancy.

Investment Analysis If Acquired With Existing Tenant

Projected	Gross Potential Income	\$ 160,875
	Less: 5% Vacancy	\$ (8,034.75)
	Net Potential Income	\$ 152,831.28
	Expenses	\$ 4,584.94
	Commissions	\$ 4,584.94
	Management Fee	<u>\$ 3,056.63</u>
	Structural Reserve	\$ 12,226.50
	Project NOI	\$ 140,604.75
Capitalized Value at 9%	<u><u>\$1,562,275.00</u></u>	

Tenant: Miles Joffroy *

Lease Expiration: May 2006

Seller: M & J Properties, LLC

* Acquired by United Parcel Service (UPS)