

Capital Real Estate Partners, LLC

In conjunction with:



**AVAILABLE**

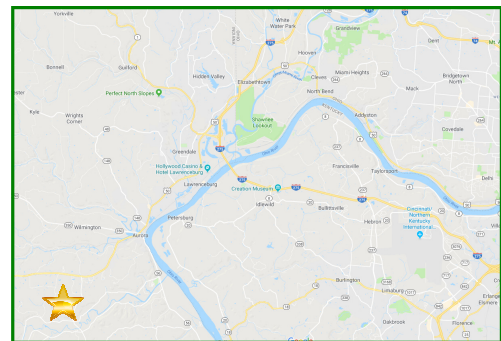
**FOR SALE**

**Industrial Investment**



**Aurora Industrial Park—Aurora, Indiana  
10256 Randall Ave. / Lot “3”**

- **8,000 Sq Ft**
- **Light Manufacturing**
- **Good Credit Tenant**
- **Excess acreage for development or tenant expansion**



*For further information, please contact:*

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*Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.*

COMMERCIAL  
Real Estate



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*In conjunction with:*



## General Building Specifications

<b>Current Tenant:</b>	Comcast
<b>Property ID:</b>	Lot 3
<b>Property Type:</b>	Industrial Investment Property
<b>Municipality:</b>	<b>Washington Township</b>
<b>Land Area:</b>	6.369 acres
<b>Zoning:</b>	I1- Light Industrial
<b>Year Built:</b>	2004
<b>Building Dimensions:</b>	N/A
<b>Construction:</b>	Metal
<b>Exterior Façade:</b>	<b>Metal</b>
<b>Miscellaneous:</b>	1/3 acre of paved and fenced parking

## Availability Specifications

<b>Total Available:</b>	8000 Sq Ft. Light Manufacturing Building
<b>Annual Taxes:</b>	\$5,004.48
<b>Sale Price:</b>	<b>\$650,000.00</b>

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