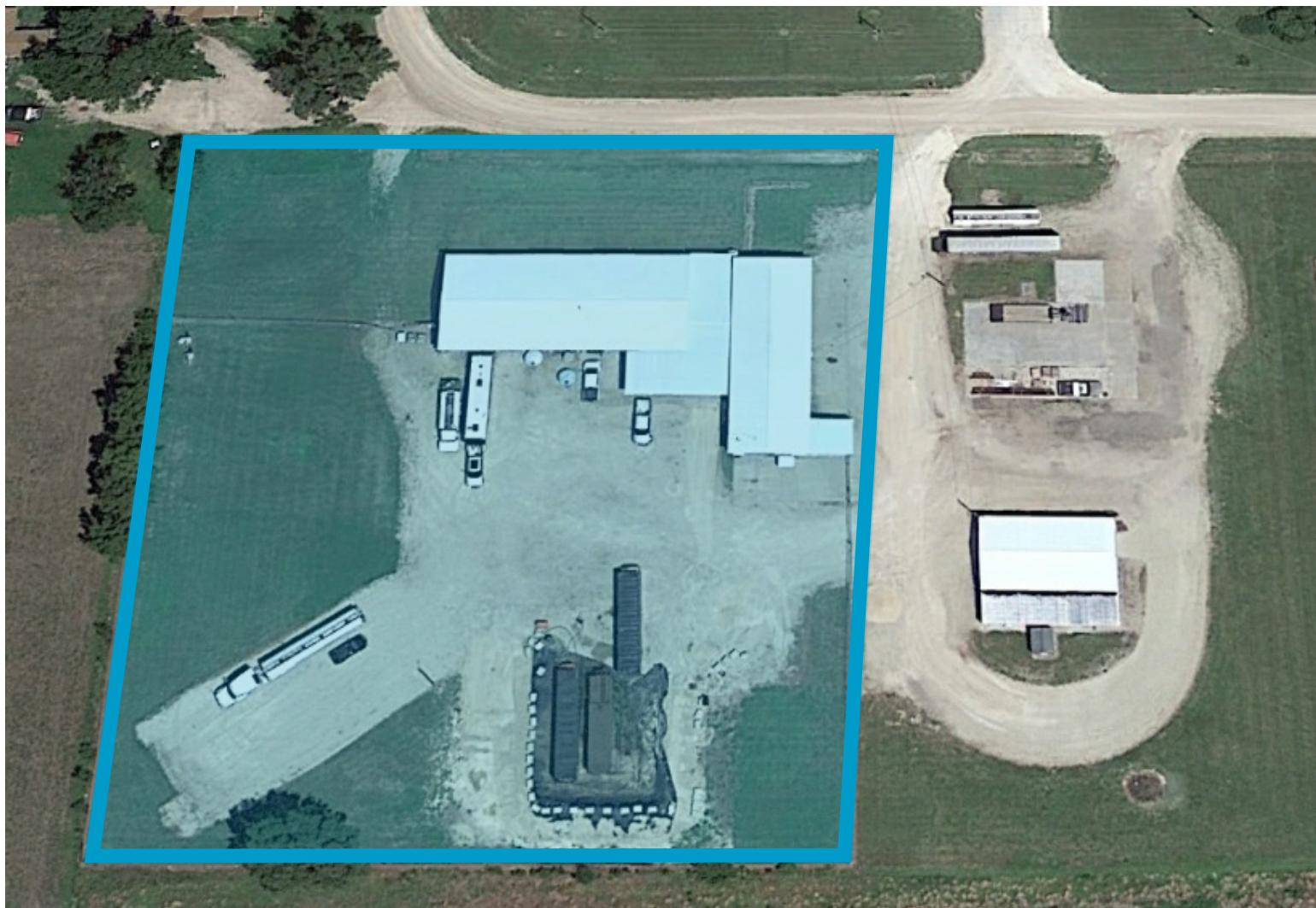


INDUSTRIAL INVESTMENT PROPERTY FOR SALE



PROPERTY HIGHLIGHTS

- **2,640 SF & 4,368 SF**
- **2.1 Acres**
- Built in 1988 & 1991
- Industrial Zoning
- 100% lease
- Sale Price: \$333,000

SALE CONTACT

JOHN D. COE, SIOR, CCIM
P (816) 701-5064
jcoe@copaken-brooks.com



GFL Environmental is the only major diversified environmental services company in North America offering services in solid waste management, liquid waste management, and soil remediation.

With strategically located operations across Canada and the United States, GFL is uniquely equipped to undertake practically any environmental challenge, with unparalleled commitment to safety and customer service.

Recognized by our signature fleet of bright green trucks and equipment, we offer a wide range of environmental and industrial services to businesses, communities and households, providing a consolidated and sophisticated approach to meeting our customers' needs.

One of the keys to our success lies in the diversity of our services and our ability to deliver robust integrated solutions – traditionally provided by multiple third parties – all from a single efficient company.

We believe that, by providing safe, accessible and cost-effective solutions, we encourage greater environmental responsibility and allow our customers and the communities we serve to be Green For Life.

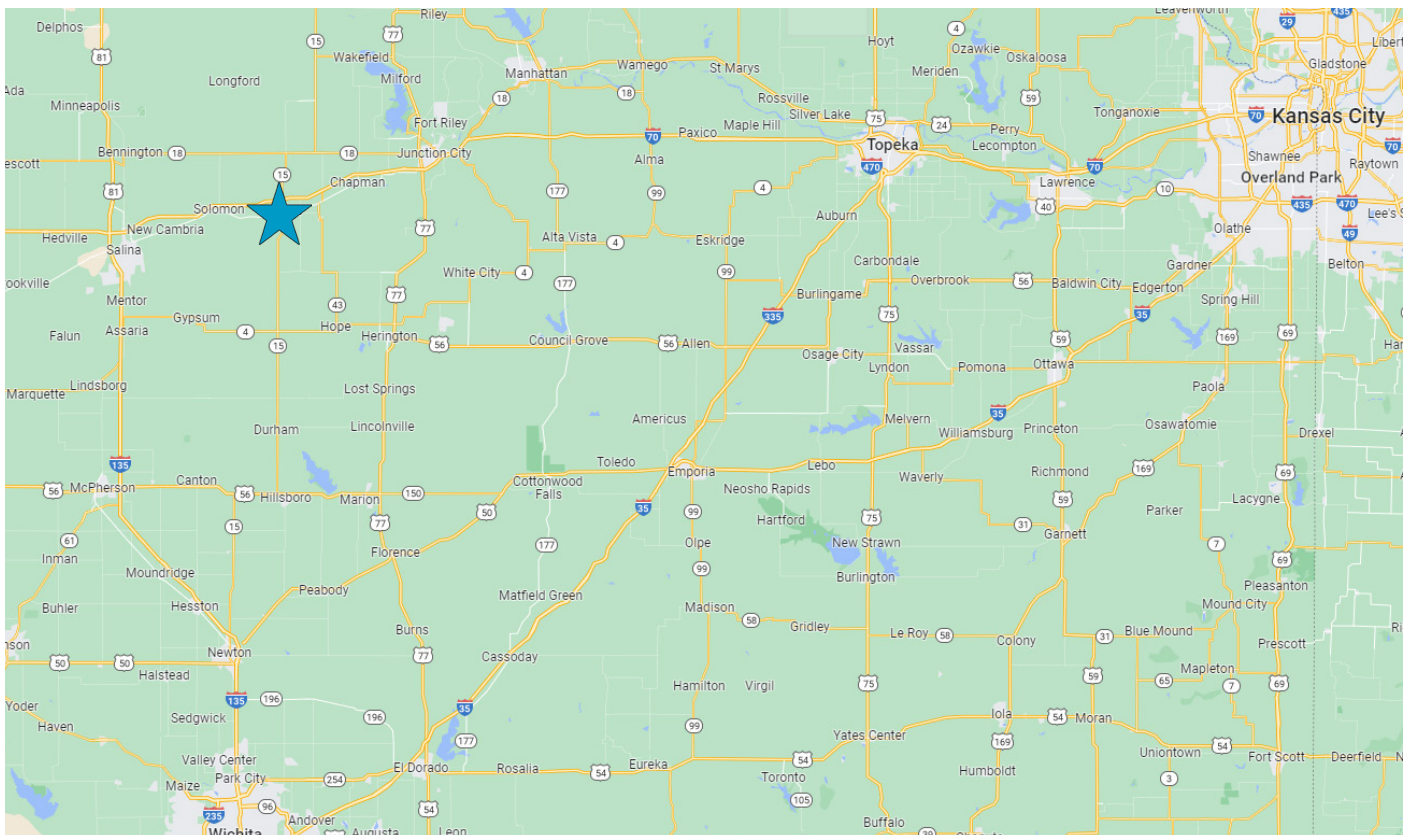


OFFERING

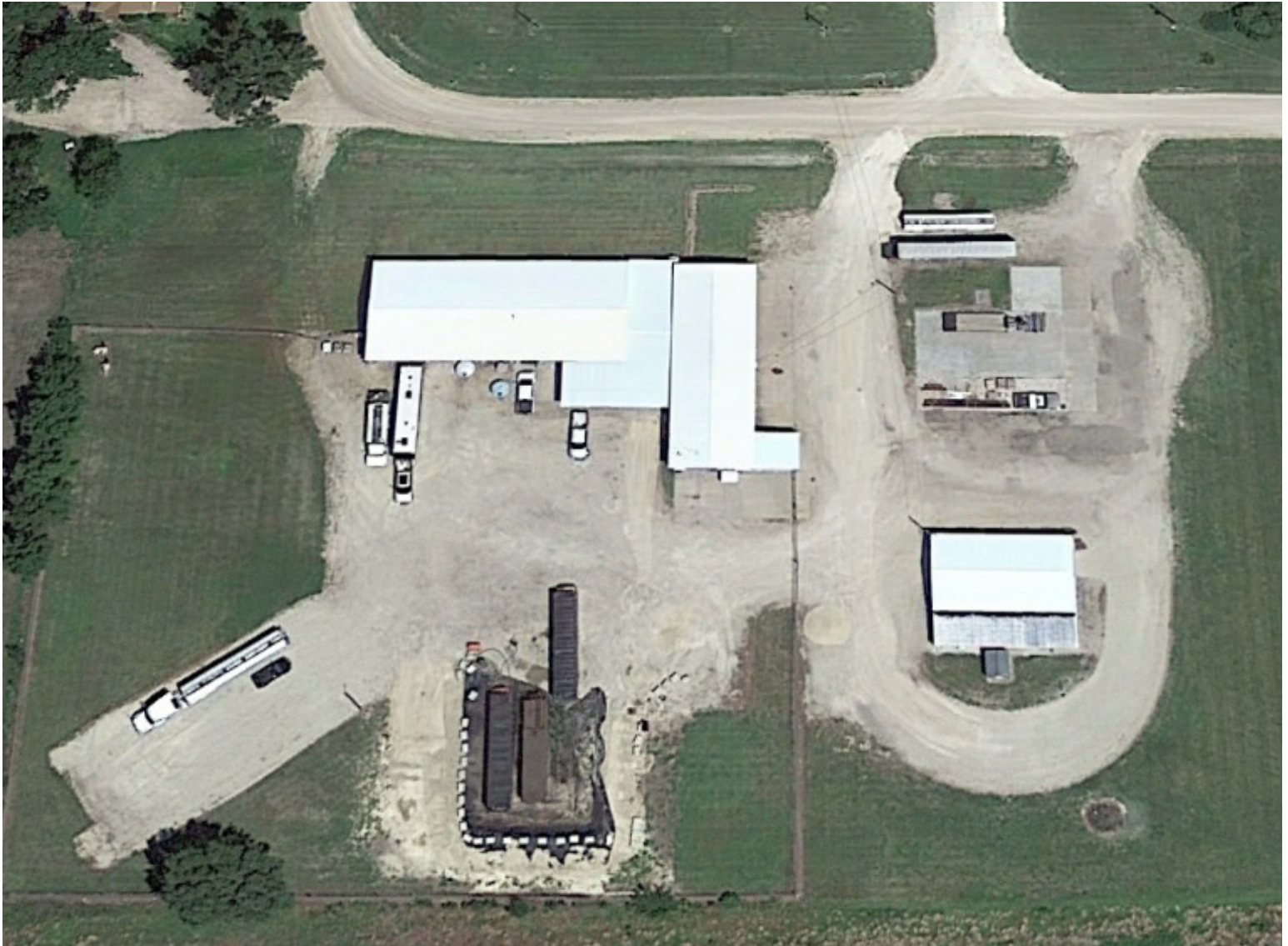
Pricing	\$333,000 (\$4.75/SF)
Net Operating Income	\$33,300
Cap Rate	10%
Tenant	GFL Environmental and MTM Tenant
Lease Type	Net

5 year lease through June 2027 with the option for two 5 year renewals

Annual Rent	\$33,300
Rent Increases	10%
Occupancy	100%
Building Square Feet	2,640 SF & 4,368 SF
Acreage	2.1 Acres
Dock Doors	0
Drive-In Doors	6
Clear Height	13' 6"
Year Built	1988 & 1991
Building Construction	Concret Block
Roof	Metal
Zoning	Commerical Industrial C
Power	Yes



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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease, or withdrawal without notice.