

INDUSTRIAL INVESTMENT PROPERTY FOR SALE



PROPERTY HIGHLIGHTS

- **6,192 SF**
- **2.68 Acres**
- Built in 1965
- Industrial Zoning
- 100% lease by single, national tenant
- Sale Price: \$939,021

SALE CONTACT

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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.

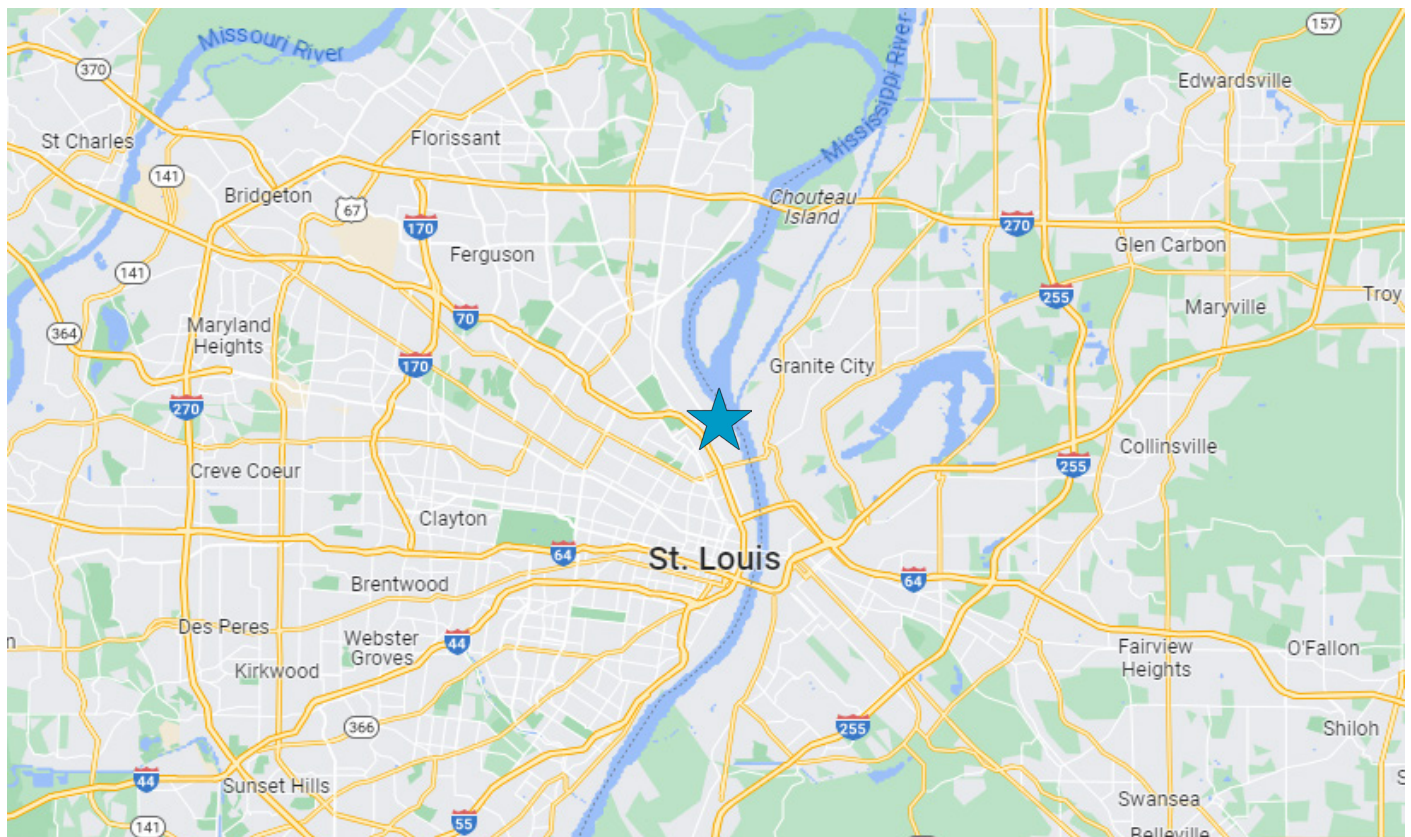


OFFERING

Pricing	\$939,021 (\$153.21/SF)
Net Operating Income	\$67,140
Cap Rate	7.15%
Tenant	GFL Environmental
Lease Type	Net

7 year lease through June 2026 with the option for two 5 year renewals

Annual Rent	\$67,140
Rent Increases	10%
Occupancy	100%
Building Square Feet	6,192 SF
Acreage	2.68 Acres
Dock Doors	1
Drive-In Doors	1
Clear Height	14'
Year Built	1965
Building Construction	Concret Block
Roof	Not Addressed
Zoning	Industrial
Power	200 AMP



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