



# Retail Property For Sale/Leaseback : 38,500 sq. ft. 2066 Rte 112, Medford



## Specifications:

Building Size:	38,500 sq. ft.
Lot Size:	1.70 Acres
Office Space:	1,200 sq. ft.
Ceiling Height 1:	18.0'
Loading:	1 Dock
Power:	600 Amps
A/C:	Fully Air-conditioned
Heat:	Fired Oil

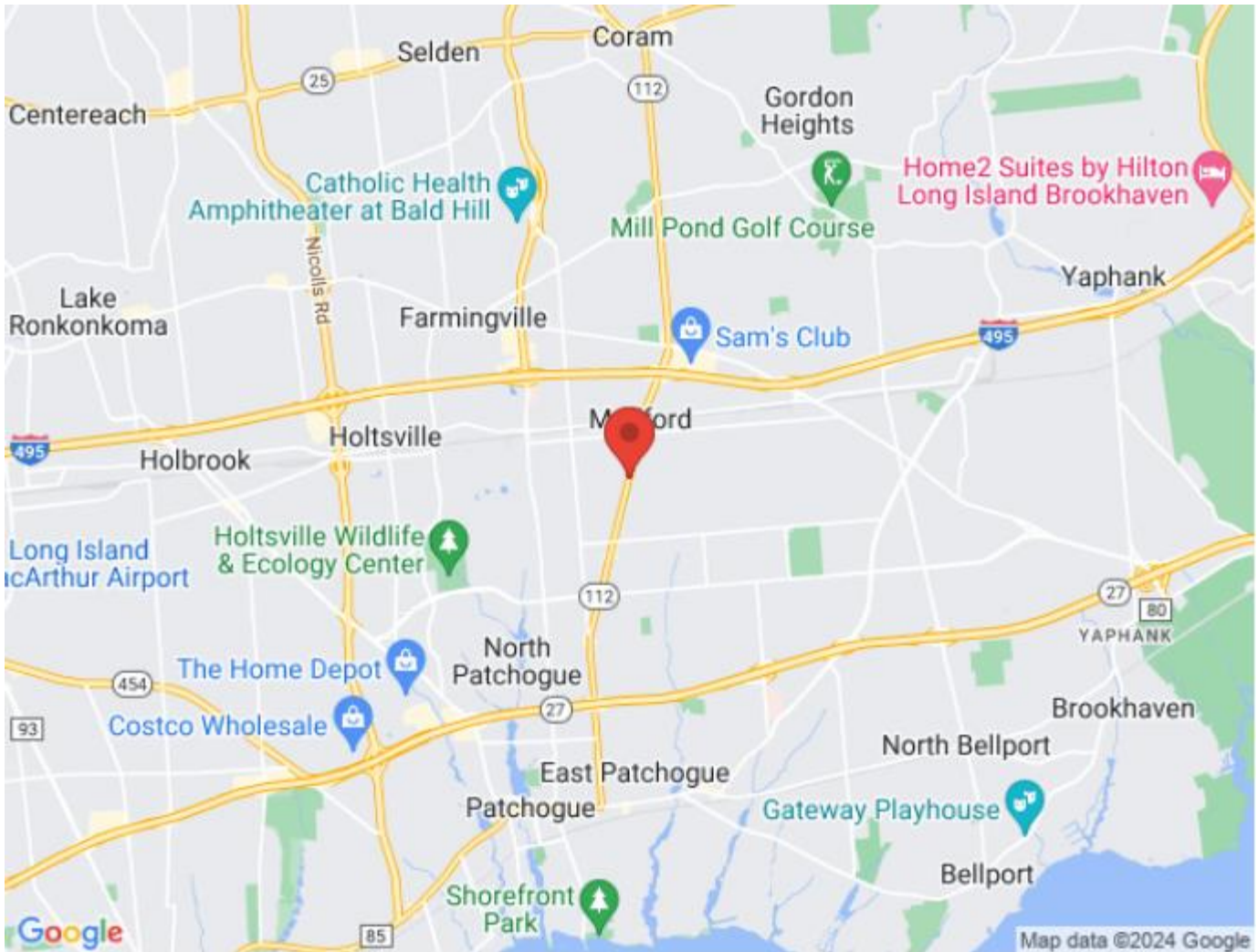
## Pricing and Timing:

Occupancy:	30-60 Days
Sale Price:	\$5,700,000.00 (148.06 psf)
Taxes:	\$100,000 (\$2.56 psf)
CAP Rate:	7%
Net Rent:	\$400,000.00
Lease Term:	7 Years

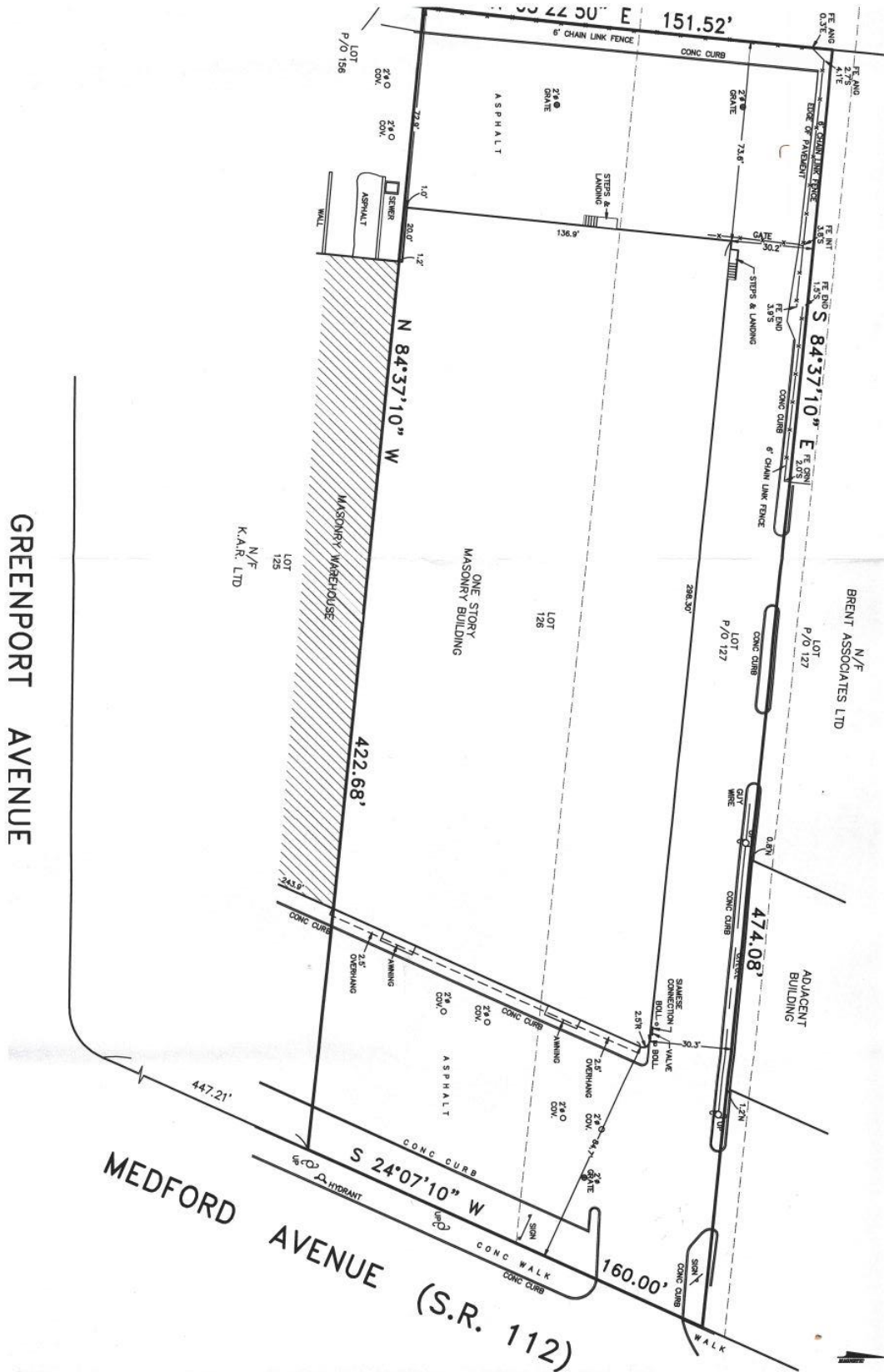
38,500 sq. ft. retail property for sale/lease back • 1,200 sq. ft. office space • Platform loading dock • 3 separate meters

### For more information please contact:

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All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.



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