

# FOR SALE NNN INDUSTRIAL INVESTMENT

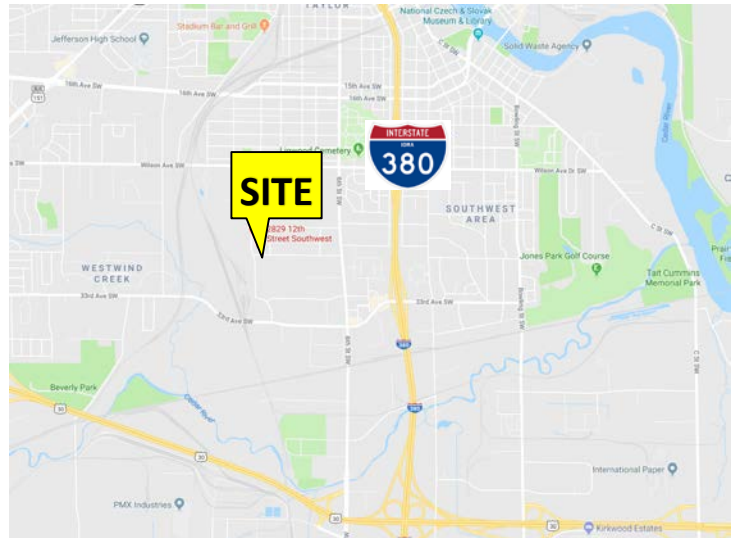
8,490 SF / 24 DOOR TRUCK TERMINAL

2.8 ACRES, ZONED I-1



2829 12th Street SW, Cedar Rapids, Iowa, 52404

<b>Building:</b>	8,490 SF
<b>Site:</b>	2.8 Acres, Paved & Fenced
<b>Loading:</b>	24 Dock Doors
<b>Clear Height:</b>	14'-16'
<b>Zoning:</b>	I-1
<b>Taxes:</b>	\$16,274.00
<b>Sale Price:</b>	\$1,200,000
<b>Cap Rate:</b>	6.4%
<b>Lease:</b>	4 year lease (\$76,416/year NNN) with annual increases
<b>Tenant:</b>	ABF Freight, \$2.8 billion in revenue NASDAQ "ARCB"



## LOCAL EXPERTS. INDUSTRIAL STRENGTH.

**RINGSBY REALTY CORPORATION**  
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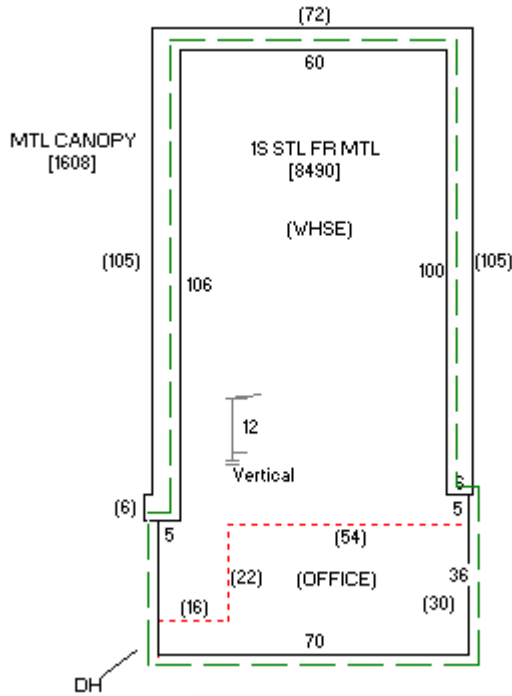
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