

Procter & Gamble

Highlights:

- **Attractive assumable financing in place**
- **Credit Tenant**
- **NNN Lease**
- **2% annual rent increases**
- **Part of a 13 property industrial**



Procter & Gamble West Branch, IA

Price:	\$24,000,000
Building Area:	514,957 SF
Price/SF:	\$46.61

Loan:	\$16,023,000
Down Payment:	\$ 7,977,000

LMT

Investment Company

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