

Utica Converters

Highlights:

- **Attractive assumable financing in place**
- **Single Credit Tenant**
- **NNN Lease with rent increases**
- **Part of a 13 property industrial portfolio**



LMT

Investment Company

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Utica Converters

Utica, New York

| | |
|----------------|-------------|
| Price: | \$5,250,000 |
| Building Area: | 96,300 |
| Price/SF: | \$54.52 |

| | |
|---------------|-------------|
| Loan Balance: | \$3,000,000 |
| Down Payment: | \$2,250,000 |