











SYNCRO VAC

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 619 MOGONYE LANE
 Elgin, TX 78621
 County: Bastrop

CONTACT LISTING BROKER

sandy_menley (512) 281-3336

winkler & company

Photos	For Sale	Active	Options
<p>◀ Previous Image 1 of 7 Next ▶</p>  <p>Front of building - Click to Enlarge (37 KB)</p>	<p>Property Use Type: Investment Type: Industrial R&D Building Size: 19,872 SF Lot Size: 3.56 Acres Clear Ceiling Height: 22 ft. Occupancy: 100.00% Price: \$1,390,000 Price/SF: \$69.95 Cap Rate: 9.00% Year Built: 1995 Date Last Verified: 8/8/2008 Property ID: 15578546</p> <p>Find Out More...</p>	<p> Comparables  Email Listing  Map / Aerial  Demographics  Print Summary  Print ALL  Get Financing  Feedback</p> <p>Save Property</p>	

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Additional Information

Property Description:

PER APPRAISAL, 19872 SQ FT BUILDING, TILT WALL CONSTRUCTION, WITH APPROXIMATELY 3580 SQ. FT. OF MEZZANINE/STORAGE SPACE. EXTERIOR WALL HEIGHT OF 22 TO 24 FEET. CURRENTLY LEASED . WILL CASH FLOW.APPROX.3283 SQ FEET OF OFFICE SPACE. SHOP SPACE AS WELL AS CLEAN ROOM. 3.56 ACRES

Location Description:

619 MOGONYE LANE, ELGIN, TX 78621

No. Stories:	1	Commission Split:	3%
No. Dock High Doors:	0	No. Grade Level Doors:	0
Sprinklers:	Yes		

Financial Summary	Major Tenant Information	Debt & Equity Information				
<table> <thead> <tr> <th></th> <th>Actual</th> </tr> </thead> <tbody> <tr> <td>Net Operating Income:</td> <td>\$135,000</td> </tr> </tbody> </table>		Actual	Net Operating Income:	\$135,000	<p>Tenancy Type: Single</p> <p>INTEGRATED MANUFACTURING TECHNOLOGY</p>	<p>No Debt & Equity Information Provided</p>
	Actual					
Net Operating Income:	\$135,000					