

Industrial Property Checklist: Site Improvements

Things to consider when choosing industrial property:

Will property need major repairs soon (depreciation)?

- Roof
- Parking Lot
- Walls
- Foundation

Competition for Tenants:

- What comparable properties are available?
- Will new comparable properties be built in the area in the near future?

Economic Climate:

- Local
- Regional
- National

Existence of Latent Liabilities:

- Toxic Wastes
- Asbestos
- Underground Tanks

If Industrial Property is Tenant-Occupied Consider:

- Credit of Tenant
- Terms of Lease
- Future of Tenant's Business and Industry