

# Lehigh Valley MLS Commercial Lease Profile Sheet

\*Office ID: \_\_\_\_\_ \*Agent ID: \_\_\_\_\_ Co-Office ID: \_\_\_\_\_ Co-Agent ID: \_\_\_\_\_

\*Property Subtype(s) : **Indicate P-Primary S-Secondary O-Other**

- |                                     |   |                                     |  |                                 |
|-------------------------------------|---|-------------------------------------|--|---------------------------------|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Condo          | <input type="checkbox"/> Conforming | <input type="checkbox"/> Flexible Space  | <input type="checkbox"/> Garage |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Non Conforming | <input type="checkbox"/> No Zone    | <input type="checkbox"/> Office Building | <input type="checkbox"/> Other  |

\*Area: \_\_\_\_\_ \* Subdivision: \_\_\_\_\_ \*County: \_\_\_\_\_

Tax ID: \_\_\_\_\_ Street #: \_\_\_\_\_ Direction: \_\_\_\_\_

\*Street Name: \_\_\_\_\_ Suffix: \_\_\_\_\_ Unit#: \_\_\_\_\_

\*Municipality: \_\_\_\_\_ \*Zip: \_\_\_\_\_ Cross Street: \_\_\_\_\_

\*Listing Price: \_\_\_\_\_ Status: [Available / Available w/Contingencies ]

\*Public Viewable:[Y/N] \*Show Address to Public:[Y/N] \*Show AVM on VOW:[Y/N] \*Show Comments on VOW:[Y/N]

Sub Agency Comm: \_\_\_\_\_ [ % /\$ ] Buyer Agency Comm: \_\_\_\_\_ [ %/\$ ]

Trans Broker Comm: \_\_\_\_\_ [ %/\$ ] Dual/Variable Commission: [Yes/No]

Comm Comments: \_\_\_\_\_

Approx Sq Ft: \_\_\_\_\_ Sq Ft Source: [Tax Records / Builder Data / Estimated / Other / Taped]

Lot Size: \_\_\_\_\_ [Sq Ft / Acres] Lot Size Source: [Tax Records / Builder Data / Estimated / Other / Taped]

\*Year Built: \_\_\_\_\_ [New Construction/Under Construction/Unknown]

\*Listing Date: \_\_\_\_\_ \*Expiration Date: \_\_\_\_\_

School District: \_\_\_\_\_ Occupant Type: [Owner / Tenant / Vacant]

\*Owner Name: \_\_\_\_\_ Owner Phone: \_\_\_\_\_

Occupant Name: \_\_\_\_\_ Phone to Show: \_\_\_\_\_

Showing Instructions: \_\_\_\_\_

Stories#: \_\_\_\_\_ Parking Spaces#: \_\_\_\_\_  16-18 Feet **Frontage:** \_\_\_\_\_

Level:  19-21 Feet

Grade **Parking:**  22-24 Feet

Multi  Covered  25-27 Feet

Single  Leased  28-30 Feet

\*Payment:  None  31-32 Feet

Over Time  Off Private Road  33+ Feet

Up Front  Off Public Road **Number of Doors:** \_\_\_\_\_

**Location:**  On Site *Up to 8 entries allowed*

Corner  1-5 Full **Use Code:** \_\_\_\_\_

Corporate Center  6-10 Full

Free Standing  11+ Full **Lot Dimensions:** \_\_\_\_\_

Industrial Park  1-5 Grade

Inside  6-10 Grade

Shopping Center  11+ Grade **Building Sq Ft:** \_\_\_\_\_

**Last Use:**  1-5 Tail

\_\_\_\_\_  6-10 Tail **Available Sq Ft:** \_\_\_\_\_

\_\_\_\_\_  11+ Tail **Office Sq Ft:** \_\_\_\_\_

**Construction:** **Roof:**  Flat **Road:**  City Road

\_\_\_\_\_  Other  Interchange

\_\_\_\_\_  Ridged  Interstate

**Ceiling:** *Up to 8 entries allowed*  Right of Way **CAM Sq. Ft:** \_\_\_\_\_

Brick  0-9 Feet  State

Frame  10-12 Feet  Township

Masonry  13-15 Feet  US-Highway

Metal  Pre-Engineered

**Sq Ft 1st year \$:** \_\_\_\_\_

# Lehigh Valley MLS Commercial Lease Profile Sheet

**Property Features**

**\*Surface Type:**

- Black Top
- Concrete
- Dirt
- Gravel
- None
- Other
- Tar-Chip

**Occupancy:**

- Multi-Tenant
- Owner
- Single Tenant
- Vacant

**Potential Use:**

*Up to 21 entries allowed*

- Apartments
- Auto Service
- Bed and Breakfast
- Beauty Parlor
- Building Trades
- Bus Service
- Campground
- Carwash
- Church
- Convenience Store
- Fast Food
- Food Banquet
- Gift Shop
- Grocery Store
- Hotel / Motel
- Industrial
- Laundry
- Manufacturing
- Medical Service
- Mini Mart
- Mobile Home Park
- Office
- Professional Service
- Research and Develop
- Residence
- Restaurant
- Retirement Nursing
- Retail
- School Care
- Shopping Center
- Tavern
- Warehouse
- Wholesale

**Warranty:**

*Up to 8 entries allowed*

- Building
- Equipment
- Flood Prone
- Water Test
- Lead Test
- None
- No Flood Prone
- Phase-I
- Phase-II
- Radon Test
- Soil Test
- Termite Cert
- UFT Test

**Miscellaneous:**

*Up to 20 entries allowed*

- 2 inch Water Main
- 4 inch Water Main
- 6 inch Water Main
- 3 inch Floor
- 4 inch Floor
- 6+ inch Floor
- Air Compressor
- Carpet
- Clearspan
- Concrete Floor
- Conveyor
- CPU Cable
- Crane
- Delivery Door
- Dock Level
- Door Seal
- Display Window
- Elevator
- Expandable
- Finished Ceiling
- Finished Wall
- Fenced Storage
- Furniture & Fixtures
- Handicap
- Hydraulic Lift
- Inside Storage
- Janitorial Service
- Licenses
- Loading Dock
- No Finished Ceiling
- No Finished Walls
- Outdoor Storage
- Phone
- Restrooms- Public
- Restrooms-Private

- Red Label Room
- Renovated
- Security Lighting
- Security System
- Secretary Services
- Sprinkler System
- Stock in Inventory
- Underground Tank
- Vinyl Floor
- Will Renovate
- Wood Floor
- Wash Bay

**Rail Service:**

- Abandoned
- Main Line
- None
- Potential
- Siding
- Spur

**Utility Information**

**Sewer:**

- None
- Package Plant
- Public
- Septic
- Storm

**Utility:**

*Up to 8 entries allowed*

- 50-200 AMP
- 300-400 AMP
- 500-800 AMP
- 900-1500 AMP
- 1600+ AMP
- 120 Volt
- 220 Volt
- 440 Volt
- 3 Phase
- Gas Available
- None
- Propane

**Water:**

- None
- Public
- Well

**Proportionate Share:**  
\_\_\_\_\_ %

**County Assessment:**  
\_\_\_\_\_

**County Taxes:**  
\_\_\_\_\_

**Municipal Taxes:**  
\_\_\_\_\_

**School Taxes:**  
\_\_\_\_\_

**Total Taxes:**  
\_\_\_\_\_

**Type of Lease:**

- Base + Percentage
- Double Net
- Gross
- Net
- Over Age
- Percent
- Sublease
- Triple Net

**Lease Term:**

- Commission Fee
- Long Term
- Month to Month
- Option To Buy
- Renewed Option
- Year to Year

