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Industrial Property Management Inspection

A handy checklist to use in first inspections

Industrial Property Management – Initial Inspection Checklist

1. Property Condition Assessment:

- Evaluate the overall condition of the property, including the exterior and interior structures, roofing, walls, floors, and any visible signs of wear and tear.
- Note any maintenance issues or required repairs that may need attention.

2. Building Systems:

- Inspect the functionality of essential building systems such as HVAC (Heating, Ventilation, and Air Conditioning), electrical, plumbing, fire protection, and security systems.
- Check for any outdated or inefficient systems that may require upgrades.

3. Zoning and Compliance:

- Verify that the property complies with local zoning regulations, safety and building codes.
- Check for any outstanding compliance issues or violations that need to be addressed.

4. Accessibility and Layout:

- Assess the property's accessibility, including ingress and egress points for vehicles and pedestrians.
- Evaluate the building's layout to determine its suitability for the intended use, including the arrangement of office space, warehouse/storage areas, loading docks, and parking facilities.

5. Utilities and Infrastructure:

- Review the availability and adequacy of utilities such as water, electricity, gas, and telecommunications.
- Consider the capacity of infrastructure elements like roads, parking lots, and drainage systems.

6. Environmental Factors:

- Identify any environmental hazards or contamination risks on the property, such as asbestos, lead paint, or underground storage tanks.
- Determine if any environmental assessments or remediation efforts are necessary.

7. Safety and Security:

- Evaluate the safety features of the property, including emergency exits, lighting, signage, and alarm systems.
- Consider security measures to protect against theft, vandalism, and unauthorized access.

8. Tenant Considerations:

- If the property is currently leased, review the terms of existing leases, including rental rates, lease expiration dates, and tenant responsibilities.
- Assess the quality of existing tenants and their potential impact on property management operations.

9. Market Analysis:

- Research comparable properties in the area to understand market trends, rental rates, and vacancy rates.
- Evaluate the property's competitive positioning and potential for attracting tenants.

10. Budget and Financial Analysis:

- Estimate the operating expenses and potential capital expenditures associated with managing the property.
- Develop a budget for ongoing maintenance, repairs, and improvements.

11. Future Potential:

- Identify any opportunities for value enhancement or property improvements that could increase its long-term attractiveness and profitability.
- Consider the potential for future expansion or redevelopment, if applicable.

12. Documentation Review:

- Gather and review relevant documentation, including property records, inspection reports, maintenance logs, and financial statements.
- Ensure all necessary permits, licenses, and certificates are up to date.



IMPORTANT INFORMATION

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