



# Industrial Property Inspection

Link: <https://commercial-realestate-training.com/comprehensive-inspection-checklist-for-industrial-property-management-details-on-your-first-visit/>

Link: <https://commercial-realestate-training.com/commercial-real-estate-brokers-the-golden-rules-to-creating-an-industrial-property-checklist/>

Link: <https://commercial-realestate-training.com/industrial-warehouse-inspection-template-for-agents/>

## 1. Property Condition Report

1.1. Evaluate the overall condition of the property, including the exterior and interior structures, roofing, walls, floors, and any visible signs of wear and tear.

1.2. Note any maintenance issues or required repairs that may need attention.

## 2. Building Systems

2.1. Inspect the functionality of essential building systems such as HVAC (Heating, Ventilation, and Air Conditioning), electrical, plumbing, fire protection, and security systems.

2.2. Check for any outdated or inefficient systems that may require upgrades.

## 3. Zoning and Compliances

3.1. Verify that the property complies with local zoning regulations and building codes.

3.2. Check for any outstanding compliance issues or violations that need to be addressed.

## 4. Accessibility and Compliance

4.1. Assess the accessibility of the property, including ingress and egress points for vehicles and pedestrians.

4.2. Evaluate the layout of the building 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

5.1. Review the availability and adequacy of utilities such as water, electricity, gas, and telecommunications.

5.2. Consider the capacity of infrastructure elements like roads, parking lots, and drainage systems.

## 6. Future Potential

6.1. Identify any opportunities for value enhancement or property improvements that could increase its long-term attractiveness and profitability.

6.2. Consider the potential for future expansion or redevelopment, if applicable.

## 7. <https://commercial-realestate-training.com>

## 8. Documentation Review

8.1. Gather and review relevant documentation, including property records, inspection reports, maintenance logs, and financial statements.

8.2. Ensure all necessary permits, licenses, and certificates are up to date.

## 9. Budget and Financial Analysis

9.1. Estimate the operating expenses and potential capital expenditures associated with managing the property.

9.2. Develop a budget for ongoing maintenance, repairs, and improvements.

## **10. Market Analysis**

10.1. Research comparable properties in the area to understand market trends, rental rates, and vacancy rates.

10.2. Evaluate the property's competitive positioning and potential for attracting tenants.

## **11. Tenant Considerations**

11.1. If the property is currently leased, review the terms of existing leases, including rental rates, lease expiration dates, and tenant responsibilities.

11.2. Assess the quality of existing tenants and their potential impact on property management operations.

## **12. Safety and Security**

12.1. Evaluate the safety features of the property, including emergency exits, lighting, signage, and alarm systems.

12.2. Consider security measures to protect against theft, vandalism, and unauthorized access.

## **13. Environmental Factors**

13.1. Identify any environmental hazards or contamination risks on the property, such as asbestos, lead paint, or underground storage tanks.

13.2. Determine if any environmental assessments or remediation efforts are necessary.