



## Web Search Vs. Real Estate Agent:

***If you can use online tools for locating property, do you still need an agent's assistance?***

Ok, you have located properties on the web just fine, why do you need the services of a real estate agent?

Restating this point, we are **no cost to you**; the Tenant / Buyer, since we are paid from sharing the commissions paid to the Landlords' / Seller's agent.

A professional real estate broker offers numerous services to you far beyond just listing potential properties for viewing. Miller Industrial Properties knows our local market completely. We custom match all potential properties to your needs, saving you time and energy looking at misfit or overpriced properties. We also know all available properties; not just those that are listed on the web, so you see all possible properties not just the ones you may have discovered. Plus we may be aware of factors affecting property values that you may be unaware of.

Miller Industrial Properties offers vital, current market knowledge and objective, informed advice. We become part of your team and streamline the entire process. Over 2 years of service to relocating and local firms gives us a real leg up in assisting you through the process. We are in the sole business of industrial real estate, allowing us to be well suited to advocate on your behalf to help secure the best possible lease rate or sales price, with the most favorable terms and conditions.

We'll do the previewing of potential spaces, get the questions answered, accumulate information and set up an efficient tour of the available spaces. We can also address other issues like environmental questions, licensing and permitting, incorporating, financing, and all items related to setting up your business. Our experience, knowledge and contacts help get your needs answered as quickly as possible.

As another consideration, we are no cost to you; the Tenant / Buyer, since we are paid from sharing the commissions paid to the Landlords' / Seller's agent. With these free services available, would you feel better served using a pro or doing your own web searches?

