

## LETTER OF INTENT TO PURCHASE INDUSTRIAL PROPERTY

Date: [Date]

**RE: [Property Name or Address]**

To: [Seller Name]  
[Seller Address]

Dear [Seller Name],

This Letter of Intent ("LOI") outlines the basic terms and conditions under which [Buyer Name] ("Buyer") proposes to purchase the industrial warehouse property located at [Property Address] ("Property").

- 1. Purchase Price:** The proposed purchase price is \$[Amount] payable in cash at closing.
- 2. Earnest Money:** Within [Number] days of the execution of a formal Purchase and Sale Agreement (PSA), Buyer will deposit \$[Amount] into escrow with [Escrow Company Name].
- 3. Due Diligence:** Buyer shall have a period of [Number] days from the effective date of the PSA to conduct inspections, environmental assessments (Phase I/II), zoning reviews, and structural evaluations.
- 4. Financing:** [Buyer to choose: This offer is not contingent upon financing / This offer is contingent upon Buyer obtaining financing within [Number] days].
- 5. Closing Date:** The closing shall occur on or before [Number] days following the expiration of the Due Diligence period.
- 6. Seller's Deliverables:** Within [Number] days of signing this LOI, Seller shall provide Buyer with copies of all existing leases, environmental reports, maintenance records, and property tax bills.
- 7. Exclusivity:** Seller agrees to negotiate exclusively with Buyer and refrain from soliciting other offers for a period of [Number] days from the date of this LOI.
- 8. Non-Binding Nature:** This LOI is a statement of intent only and is not a legally binding contract, except for the Exclusivity provision. A binding agreement shall only exist upon the execution of a formal Purchase and Sale Agreement.
- 9. Expiration:** This offer remains valid until [Date/Time].

Sincerely,

**Buyer:**

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[Buyer Signature]

[Buyer Printed Name]

**Accepted by Seller:**

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[Seller Signature]

[Date]