**OFFER TO PURCHASE**

[Date]
[Seller's Name]

[Seller's Company Name]

[Address]

[City, State/Province, ZIP/Postal Code]

**Subject: Offer to Purchase Industrial Property at [Property Address]**

Dear [Seller's Name],

On behalf of [Your Company Name], I am pleased to submit this formal offer to purchase the industrial property located at [Property Address].

Below are the key terms and conditions of this offer:

**1. Property Description**

**Address:** [Property Address]

**Square Footage:** Approximately [X] square feet

**Land Size:** Approximately [X] acres

**2. Purchase Price**

[Your Company Name] offers to purchase the property for a total purchase price of **$[X]**, payable as outlined below.

**3. Deposit**

Buyer to provide an earnest money deposit of **$[X]**, to be held in escrow with [Escrow Agent/Title Company Name], within [X] business days of mutual acceptance of this offer.

**4. Financing Terms**

This offer is contingent upon [Your Company Name] securing financing in the amount of **$[X]** within [X] days of executing the Purchase Agreement.

**5. Due Diligence Period**

Buyer shall have a [X-day] due diligence period following acceptance of this offer. During this time, Buyer will:

Inspect the property, including structural, environmental, and mechanical systems.

Verify zoning compliance for [intended use].

Review all relevant property documents provided by the Seller (e.g., title, survey, financial statements).

If the property does not meet Buyer’s expectations, Buyer may terminate the agreement and receive a full refund of the earnest money deposit.

**6. Closing**

The closing date shall occur on or before **[Date]**, subject to mutually agreed extensions.

All closing costs shall be allocated as follows:

**Buyer:** [Specify costs, e.g., loan fees, recording fees, etc.]

**Seller:** [Specify costs, e.g., title insurance, transfer taxes, etc.]

**7. Contingencies**

This offer is contingent upon:

Satisfactory completion of due diligence.

Seller providing clear title to the property.

Final approval of Buyer’s financing, if applicable.

**8. Expiration of Offer**

This offer shall remain valid until **[Date/Time]**. If not accepted by the Seller by this deadline, the offer shall be considered null and void.

**9. Non-Binding Nature**

This letter is intended as an expression of interest to purchase and is non-binding. A formal Purchase and Sale Agreement (PSA) will be drafted upon mutual acceptance of this offer.

Should you have any questions or require adjustments, please don’t hesitate to contact me directly at [Phone Number] or [Email Address].

We look forward to your response and the opportunity to move forward on this transaction.

Sincerely,

[Your Name]

[Your Title]

[Your Company Name]

[Phone Number]

[Email Address]