

521 MILLING ROAD

INDUSTRIAL PROPERTY **FOR SALE / LEASE**

PROPERTY DESCRIPTION

±185,742 SF building in Mocksville, NC. Approximately ±32,209 SF under long-term lease, the remainder under short term lease or can be delivered vacant. ±16' ceiling heights, with multiple dock doors and drive-in doors. Public water and public sewer. 3,200 amps, 277-480volt 3-phase power. 18.0 acres with space for outdoor parking and storage. Fully sprinklered with new roof. Located less than 4 miles from I-40, 2 miles from Highway 64, and less than 1 mile from Highway 158. One hour drive to Charlotte and 30 minutes to Winston-Salem. Ownership will lease back for up to 12 months.

OFFERING SUMMARY

Sale Price	\$5,880,000
Lease Rate	\$3.45 - 3.75 SF/yr (NNN)
Available SF	58,877 - 151,756 SF
NOI	\$514,500
Cap Rate	8.75%

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COMMERCIAL REAL ESTATE

MOCKSVILLE, NC

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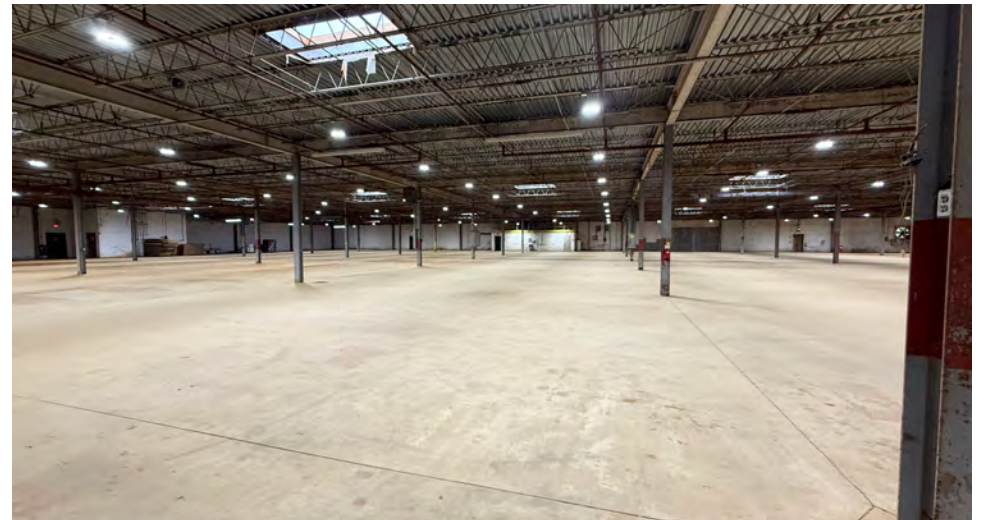
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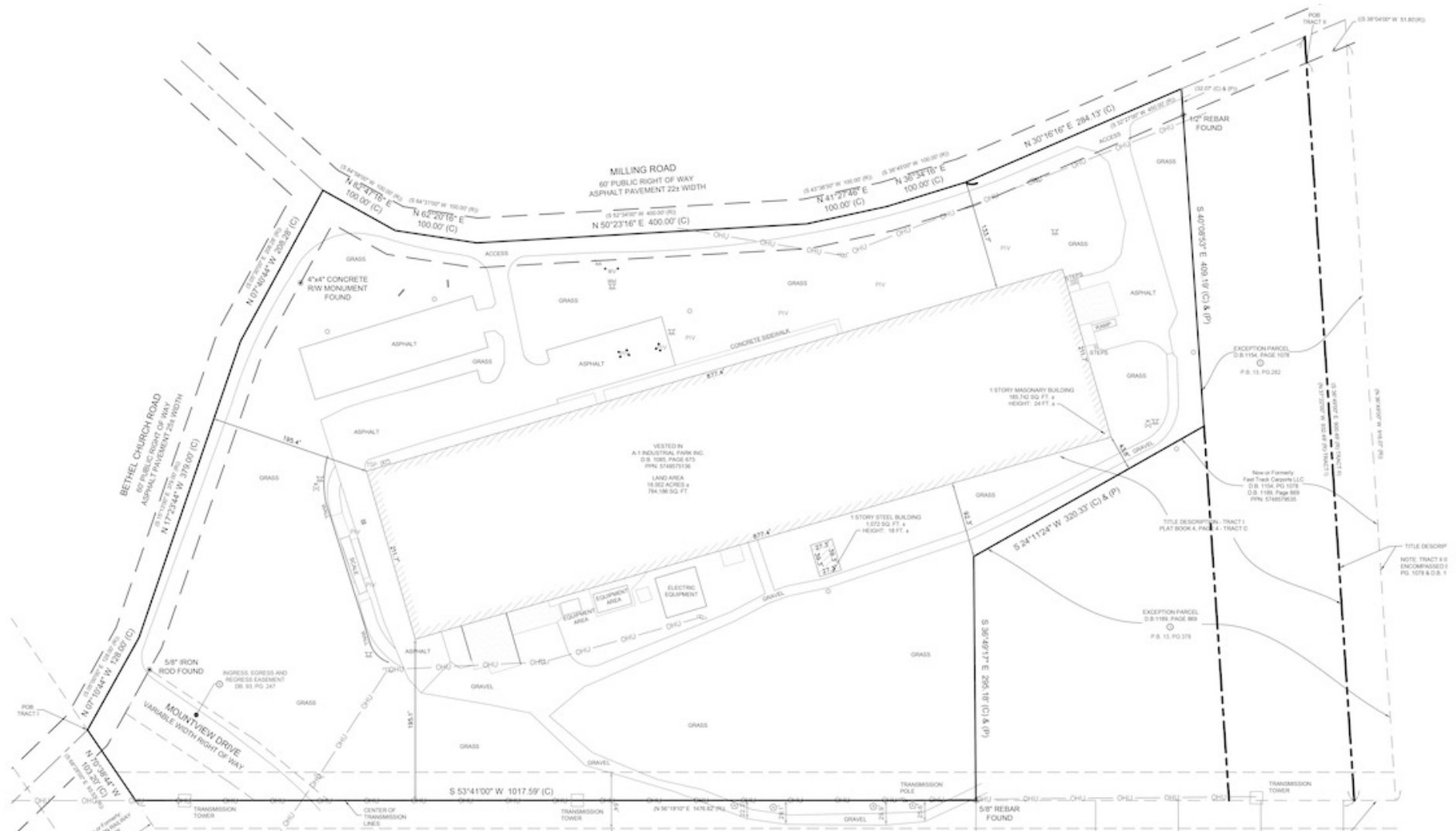
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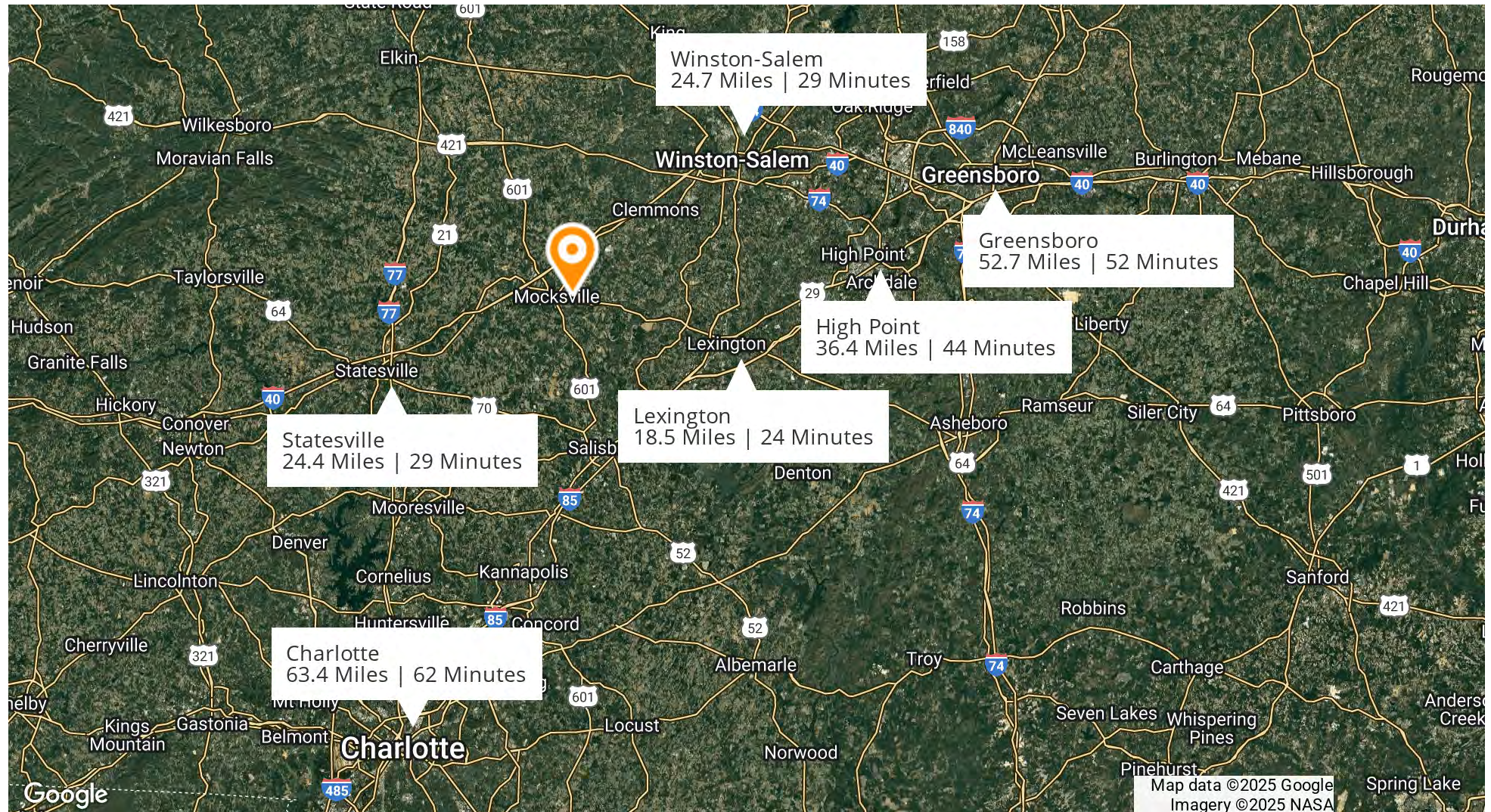
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LOCATION INFORMATION

Street Address	521 Milling Road
City, State, Zip	Mocksville, NC 27028

PROPERTY INFORMATION

Property Type	Industrial
Lot Size	18 Acres
Building Size	185,742 SF
Dock Doors	8
Drive-In Doors	3
Roof	Brand new, under warranty
Ceiling Height	16'
Column Spacing	30'-40'

SALE PRICE: \$5,880,000**LEASE RATE:** \$3.45 - 3.75
SF/YR (NNN)

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