

NEW CONSTRUCTION | 100% LEASED | CLASS A

SMALL BAY FLEX FOR SALE



10420 JOHN PRICE RD, CHARLOTTE, NC 28273



ONE ALLIANCE
COMPANIES

SMALL BAY FLEX FOR SALE

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You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

SMALL BAY FLEX FOR SALE

EXECUTIVE SUMMARY





SUMMARY

10420 JOHN PRICE RD, CHARLOTTE, NC 28273

3

BUILDINGS

61,517

BUILDING SF

6.985

LAND ACRES



SMALL BAY FLEX FOR SALE



FINANCIAL SUMMARY

Price	\$18,000,000
Occupancy	100%
NOI (Current)	\$1,088,609



 CLEAR HEIGHT 24'	 TRUCK COURT 120' Depth	 DOCK DOORS 14 - 10x10
 DRIVE IN 6 Doors	 PARKING SPACES 96 Spaces	 FIRE SUPPRESSIONS Sprinkled

SMALL BAY FLEX FOR SALE

INVESTMENT SUMMARY



- **Brand New Construction** – Newly built, fully leased industrial flex investment opportunity offering immediate cash flow and long-term upside.
- **Three-Building Configuration** – The property consists of three separate buildings with suite sizes ranging from $\pm 1,857$ SF to $\pm 24,909$ SF, accommodating a variety of users.
- **Flexible Loading Options** – Combination of drive-in and dock-high doors with full truck courts, ideal for distribution, light manufacturing, and service-oriented tenants.
- **24' Clear Height Throughout** – All buildings feature 24-foot clear heights, providing efficient warehouse functionality and strong tenant appeal.
- **Sprinklered Buildings** – Fully sprinklered for safety, code compliance, and tenant requirements.
- **Strategic Industrial Location** – Located within one mile of Westinghouse Boulevard, recognized as one of North Carolina's largest industrial corridors, with convenient access to I-77 and I-485 for regional connectivity.
- **Strong Lease Profile** – 2.94-year weighted average lease term (WALT), providing stabilized income with near-term rollover potential.





02

SMALL BAY FLEX FOR SALE

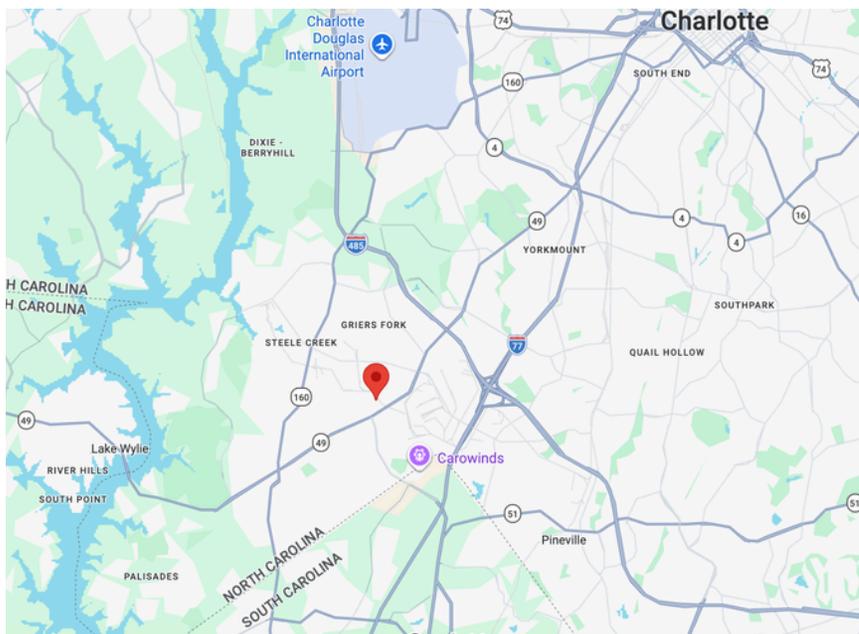
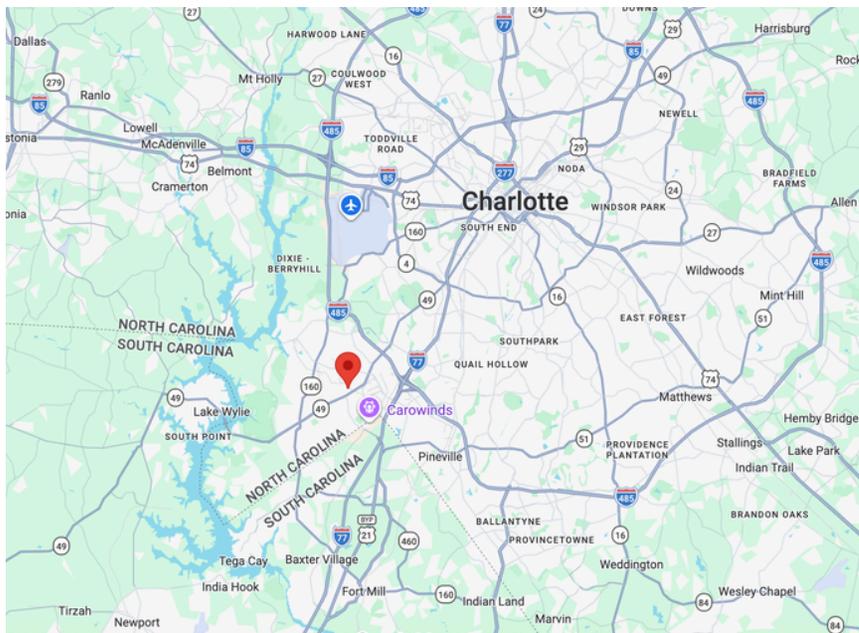
LOCATION SUMMARY





ABOUT CHARLOTTE, NC

- **Charlotte is one of the fastest-growing cities in the United States**, attracting people from all over the country with its booming economy and high quality of life. It is one of the major financial centers in the United States, second only to New York City. The city is home to the headquarters of Bank of America and the East Coast operations of Wells Fargo.
- **Charlotte is home to the Charlotte Douglas International Airport** - it is one of the busiest airports in the world and a major hub for domestic and international flights. Charlotte is a sports lover's paradise, hosting professional teams like the Carolina Panthers (NFL) and the Charlotte Hornets (NBA). The city is considered the heart of NASCAR country, with the NASCAR Hall of Fame located uptown. The city is known for its beautiful parks and green spaces, including Freedom Park and the U.S. National Whitewater Center, which offers outdoor recreational activities like whitewater rafting and rock climbing.





03

SMALL BAY FLEX FOR SALE

PROPERTY DESCRIPTION

PROPERTY FEATURES
CONSTRUCTION





PROPERTY FEATURES

3
BUILDINGS

61,517
BUILDING SF

1
TOTAL PARCELS

A
BUILDING CLASS

6.985
LAND ACRES

304,266
LAND SF

2023
YEAR BUILT

ML-1
ZONING TYPE

A
LOCATION CLASS

1
OF STORIES

96
PARKING SPACES

Flat
TOPOGRAPHY



SMALL BAY FLEX FOR SALE

CONSTRUCTION

Framing

Slab-Commercial

Exterior

Stucco, Hardcoat

Parking Surface

Asphalt

Roof

Metal

Style

Industrial/Flex



SMALL BAY FLEX FOR SALE



04

SMALL BAY FLEX FOR SALE

RENT ROLL



RENT ROLL

UNIT	BLDG	TENANT	UNIT #	LEASE START	LEASE END	SF	BASE RENT/SF	BASE RENT/MONTH	BASE RENT/YEAR
1	1	Charlotte Mechanical, LLC	A-H	5/1/2023	4/30/2028	24,900	\$19.11	\$39,647	\$475,762
2	1	Covert Carts	H-I	2/1/2024	3/30/2029	7,324	\$16.97	\$10,357	\$124,288
3	2	AWFI	A	12/1/2023	9/30/2033	3,577	\$18.04	\$5,377	\$64,529
4	2	Cell Tech	B	11/27/2024	11/26/2028	7,154	\$14.94	\$8,907	\$106,881
5	2	Gradum Gswing	C-D	8/1/2024	7/31/2029	3,577	\$16.55	\$4,934	\$59,210
6	2	Daukins Arome	E	8/1/2024	7/31/2029	3,757	\$15.08	\$4,721	\$56,656
7	3	Carolina Turf	A	10/1/2024	5/30/2029	1,857	\$20.16	\$3,120	\$37,437
8	3	AGM Tools	B	12/1/2023	11/30/2028	1,857	\$19.10	\$2,956	\$35,469
9	3	In-Depth Restyling	C	10/1/2023	9/30/2028	1,857	\$19.10	\$2,956	\$35,469
10	3	SM Golf	D	1/8/2024	3/7/2030	1,857	\$19.10	\$2,956	\$35,469
11	3	ProSteel	E-F	4/14/2023	4/13/2028	3,800	\$15.12	\$4,787	\$57,440
Total						61,517		\$90,717	\$1,088,609



SMALL BAY FLEX FOR SALE



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