

SALE

1201/1237 INDUSTRIAL DR
1201/1237 Industrial Dr Matthews, NC 28105



PROPERTY DESCRIPTION

Presenting a prime investment opportunity at 1201 and 1237 Industrial Dr, Matthews, NC 28105. This offering includes two well-maintained warehouses totaling just under 25,000 square feet, perfectly situated on a total of 2.36-acre. The properties are strategically located within the thriving Charlotte MSA, ensuring convenient access to major highways, distribution routes, and a robust business environment.

A stable national tenant, who has operated in the Charlotte MSA for over 20 years, demonstrates long-term commitment and operational success at this location. The tenant has recently extended their NNN lease for an additional five years, with two further options to renew, ensuring significant lease security and predictable income for investors. Located in the highly desirable Matthew's submarket, part of the dynamic Charlotte MSA, the property benefits from ongoing demand for industrial assets and offers excellent prospects for long-term value appreciation.

PROPERTY DESCRIPTION CONTINUED

This property presents an outstanding opportunity for investors seeking stability and reliable returns within the industrial sector. With a reputable national tenant in place, long-term lease commitments, and a strategic location in one of North Carolina's fastest growing markets, 1201 and 1237 Industrial Dr. deliver the security and growth potential discerning investors require.

Ideal for those prioritizing dependable cash flow, tenant longevity, and market resilience.

Ryan Pilsy
(980) 339-9174



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1201/1237 Industrial Dr Matthews, NC 28105



PROPERTY HIGHLIGHTS

- Total of 24,966 SF (1201 Industrial Dr – 18,757 SF, 1237 – 6,209 SF)
- Total of 2.36 Acres (1201 Industrial Dr – 1.00 Acre, 1237 – 1.36 Acres)
- Total NOI - \$241,666.68
- CAP – 6%
- NNN lease – tenant responsible for insurance, taxes and utilities. Landlord responsible for structure and roof.
- New 5 (five) year NNN lease recently extended ending June 2031 with 2 (2) year options to renew.
- Annual renewal based on CPI inflation rate
- National tenant in place, operating in Charlotte MSA for more than 20 years.
- Parcel IDs: 19321122, 19321123

OFFERING SUMMARY

Sale Price:	\$4,000,000
Number of Units:	2
Lot Size:	2.36 Acres
Building Size:	24,966 SF
NOI:	\$241,666.68
Cap Rate:	6.04%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	259	2,785
Total Population	24	571	5,842
Average HH Income	\$118,562	\$128,120	\$106,841

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1201 INDUSTRIAL DR PHOTOS

1201/1237 Industrial Dr Matthews, NC 28105



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1237 INDUSTRIAL DR PHOTOS

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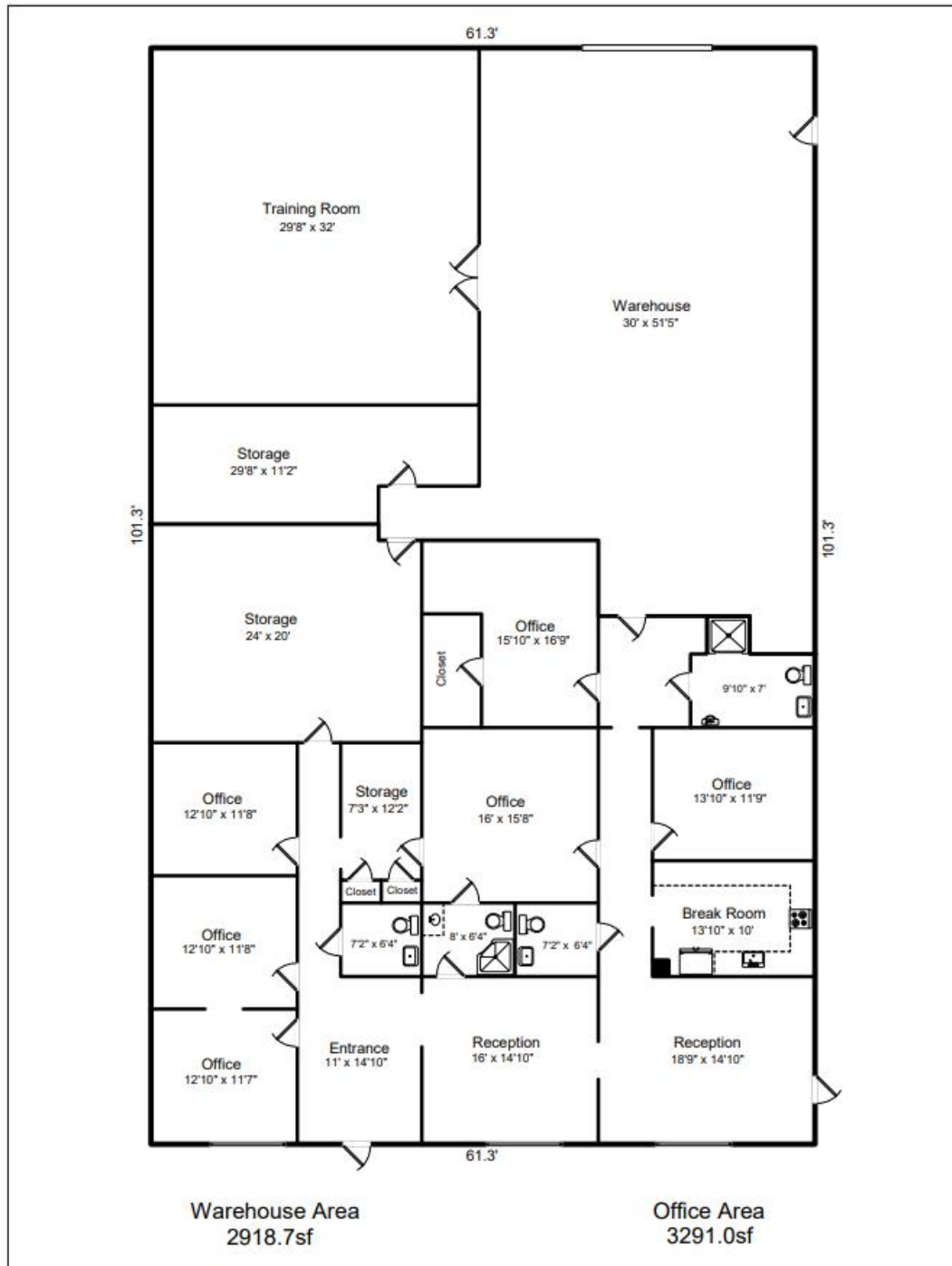
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1237 INDUSTRIAL DR FLOORPLAN

1201/1237 Industrial Dr Matthews, NC 28105

1237 Industrial Drive (6209.7 sf)



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RETAILER MAP

1201/1237 Industrial Dr Matthews, NC 28105



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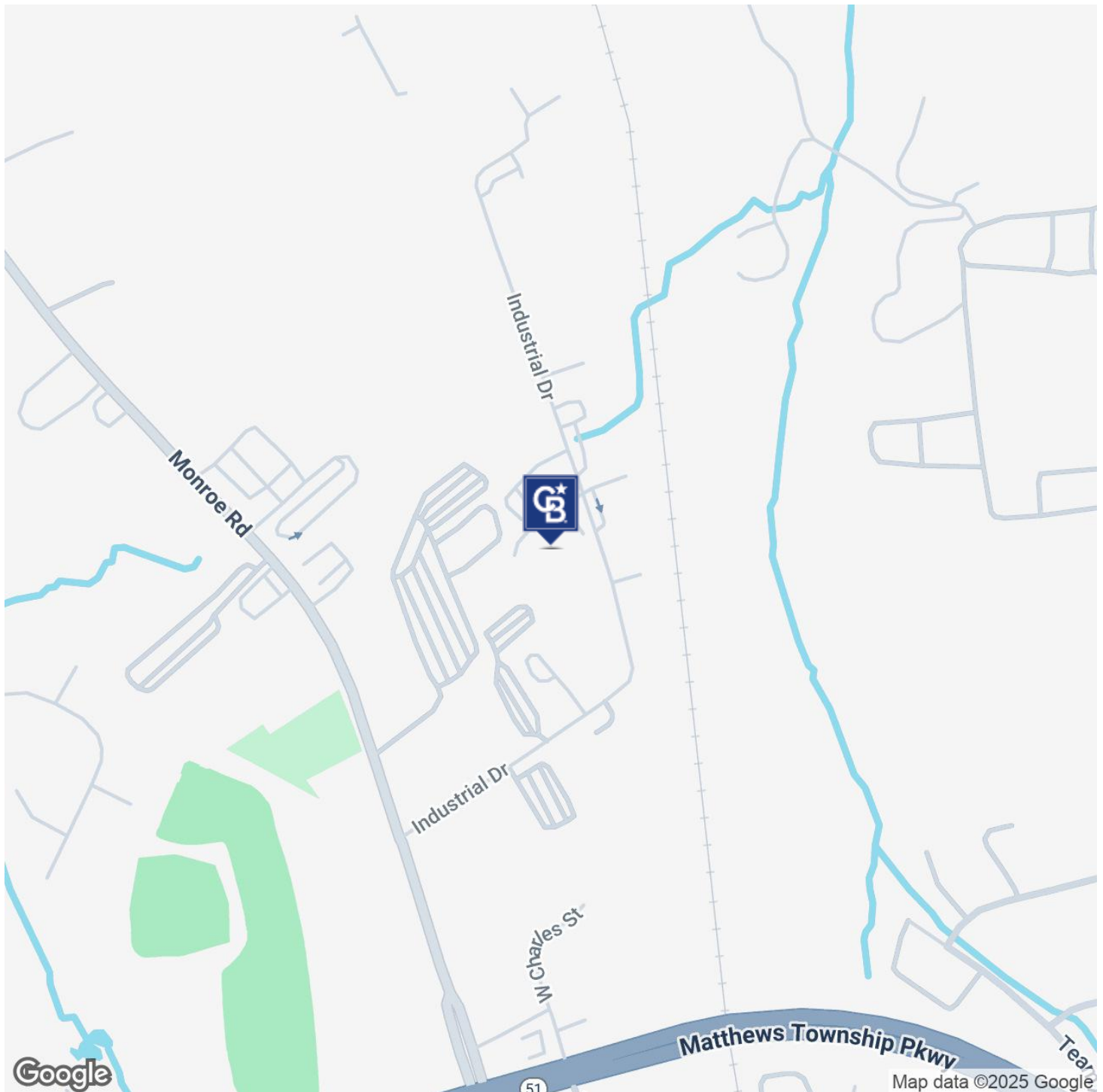


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LOCATION MAP

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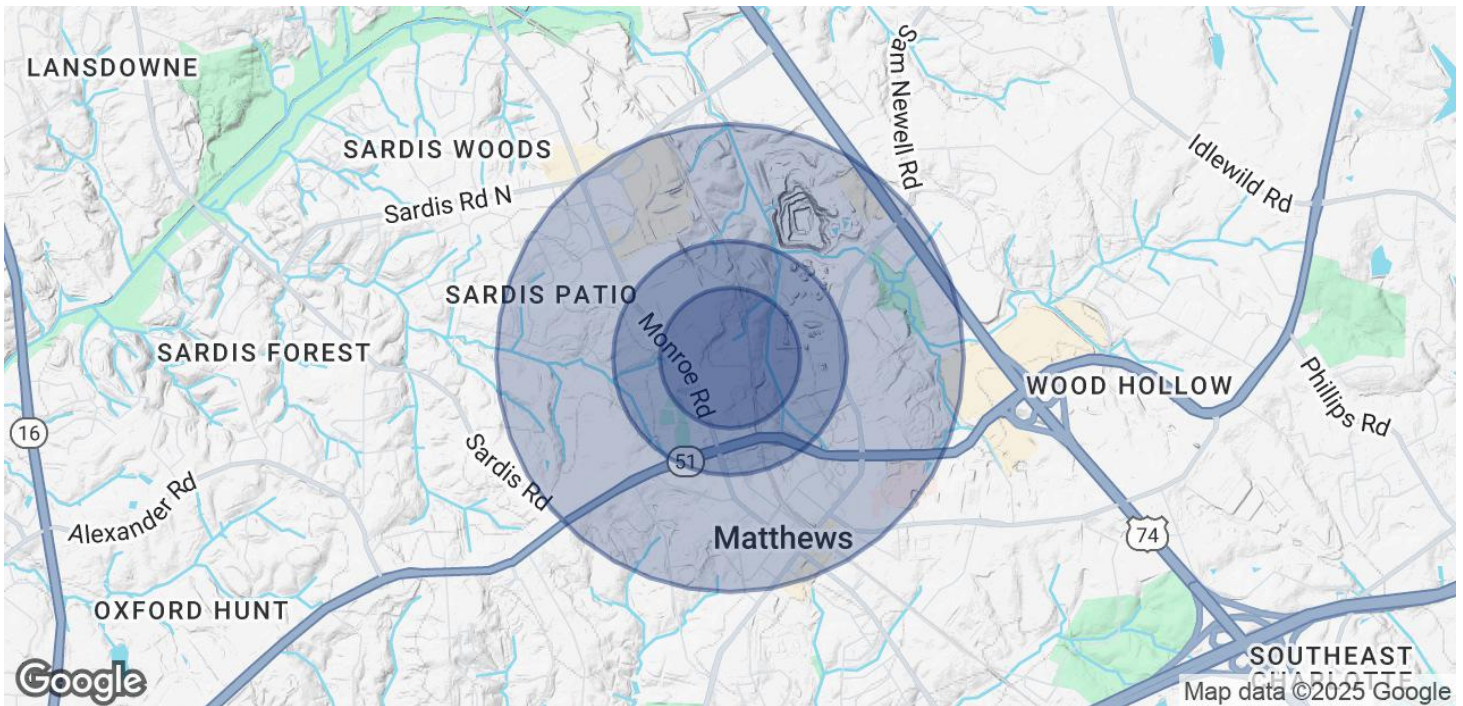


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DEMOGRAPHICS MAP

1201/1237 Industrial Dr Matthews, NC 28105



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	24	571	5,842
Average Age	39	41	43
Average Age (Male)	39	40	42
Average Age (Female)	40	42	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	259	2,785
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$118,562	\$128,120	\$106,841
Average House Value	\$413,748	\$430,666	\$414,070

Demographics data derived from AlphaMap

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