



INDUSTRIAL FOR SALE OR LEASE

296 CAYUGA DRIVE
MOORESVILLE, NC | 28117



COMMERCIAL REAL ESTATE SERVICES
CHARLOTTE

LEE-ASSOCIATES.COM/CHARLOTTE

BROKER NOTE:


OWNER IS NOT OFFERING CO-OPERATING
BROKER COMMISSION. YOUR COMMISSION
SHOULD BE PAID BY YOUR CLIENT.

Eric Powers
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PROPERTY FEATURES



Land Area:	1.8 Acres +/-
Zoning:	Industrial, Conditional Town of Mooresville, NC
Park:	Deerfield Industrial Park (Subject to CC&R's and Owners Association)
Buildings:	Single Concrete Tilt-Up Building with 12,000 SF +/- Includes Office Improvements and Mezzanine 14x9 Roll Up Doors, HVAC, Abundant Power, and Fenced Drive-Thru Yard
Year Built:	2005
Current Use:	Current Tenant is Light Manufacturing with 8,000 SF Vacant
Sale Price:	\$2,750,000
Lease Rate:	\$10,500 Per Month NNN

TERMS

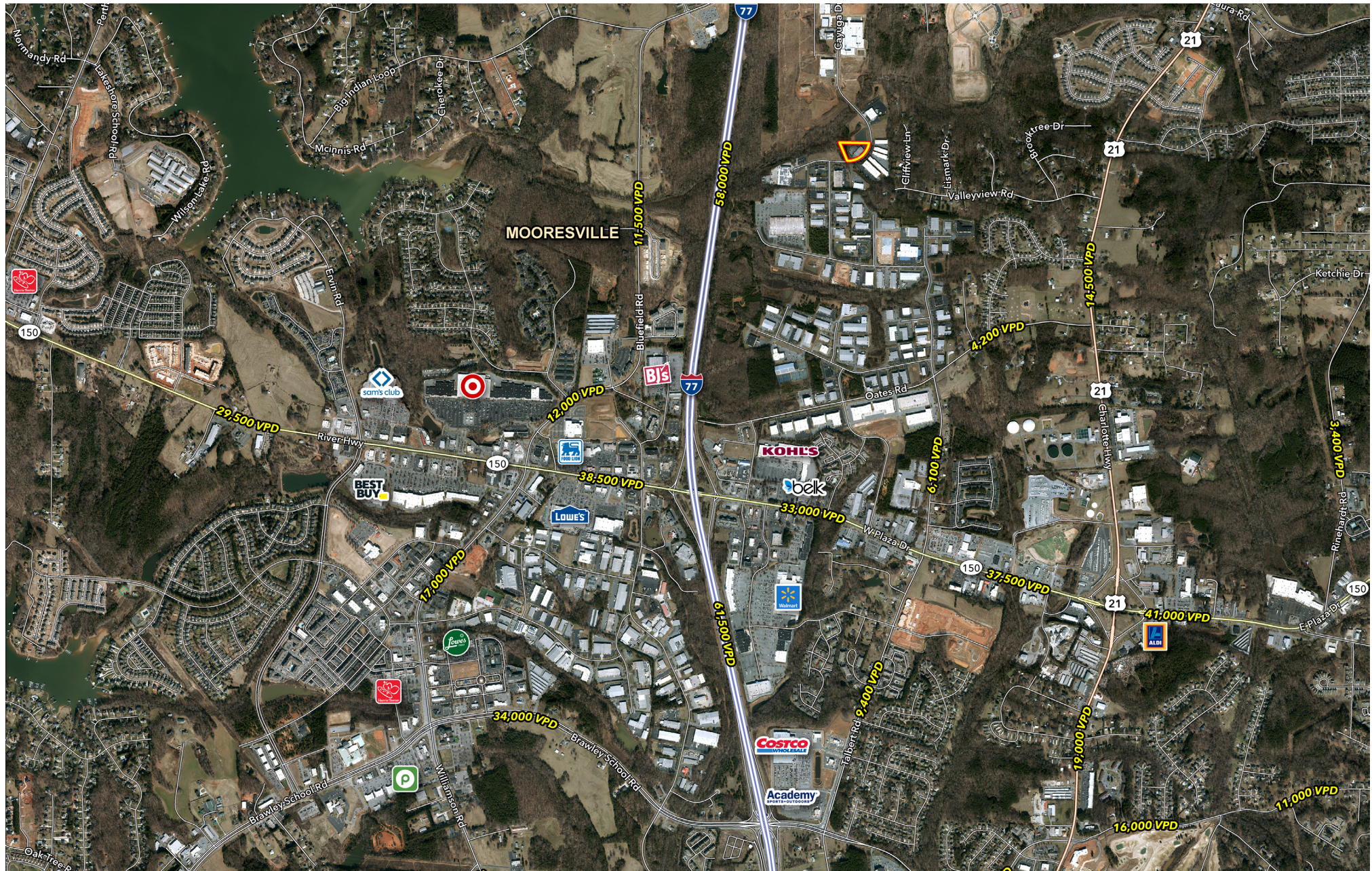
Seller will deliver possession of 8,000 SF upon closing subject to existing lease for 4,000 SF +/- . Lease expires October 31st 2026, with a rate of \$4,500/ month on a gross basis. Includes 2% annual increases and no renewal options. Buyer will cooperate with seller in a 10-31 exchange.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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CONTACTS

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