

# Warehouse Investment Opportunity

575 & 605 Sweeten Creek Industrial Park | Asheville NC  
88,000/sf on 6.15/acre lot and 43,400/sf on 2.27 acre lot



**\$14,950,000 for 2  
Warehouse Buildings**



575 Sweeten Creek Rd Bldg #1

**ANNUAL NOI: \$831,348.00**  
**CAP RATE: 5.6%**



Warehouse Investment Opportunity: Bldg 1 - 88,000/sf on 6.15 acre lot  
Bldg 2 - 43,400/sf on 2.27 acre lot  
TOTAL WAREHOUSE / ACREAGE: 131,400/sf on 8.42 acres

Long-term lease with Plasticard-Locktech International, LLP  
- Lease to run until 12/31/2033 with options

**NO DRIVE-BYS, DO NOT DISTURB THE TENANTS**  
**ALL APPOINTMENTS MUST BE SCHEDULED WITH LISTING AGENT**

**Pulliam Properties Inc.**  
**James Wilson, Broker**  
1970 Hendersonville Rd

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# Warehouse Investment Opportunity

575 & 605 Sweeten Creek Rd | Asheville NC  
88,000/sf on 6.15/acre lot and 43,400/sf on 2.27 acre lot



- Annual Rent Increase of 2% or COLA, whichever is higher
- Near I-40 Sweeten Creek Exit (on ramp & off ramp)
- Public Water & Sewer
- Traffic Light on Sweeten Creek Road
- Very Nice Corporate Offices

Both Warehouse Buildings are fully conditioned



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