

# 254 Tot Dellinger Rd

CHERRYVILLE, NORTH CAROLINA 28021



 **WHITESIDE**  
PROPERTIES

Available for Sale  
+/- 65,000 SF Industrial Building on +/- 9.69 AC



# Property Highlights



This standalone industrial building is available for sale in Cherryville, NC. Built in 1963, this building has a total of +/- 65,000 SF that sits on +/- 9.69 AC. The building has 5 private offices, a dock platform for 2 trailers, 4 dock high doors, and 1 drive in door.

|                    |   |
|--------------------|---|
| Address            | 254 Tot Dellinger Rd, Cherryville, NC 28021   |
| Availability       | Available for Sale  |
| Asset Class        | Industrial  |
| Square Footage     | +/- 65,000 SF   |
| Acreage            | +/- 9.69 AC   |
| Office             | (5) Private Offices   |
| Zoning             | Zoned Industrial  |
| Parcel             | 158944  |
| Year Built         | 1963  |
| Power              | Transformer Pad with 500 KVA on Site  |
| Sprinklers         | Wet   |
| Clear Height       | 14' x 23' 9"  |
| Column Spacing     | Low Bay Area 24' x 24'<br>High Bay Area 25' x 50'   |
| Doors              | (2) 9' x 10' Dock High Doors with Dock Shelters<br>(2) 10' x 10' Dock High Doors; 8' x 10' Drive In<br>Dock Platform for 2 Trailers |
| Additional Details | Located in an Opportunity Zone  |
| Sale Price         | \$2,900,000   8.3% Cap Rate   |

## Demographics



9,417 Population - 3 mile  
17,248 Population - 5 mile



\$65,338 Average Household Income - 3 mile  
\$68,081 Average Household Income - 5 mile

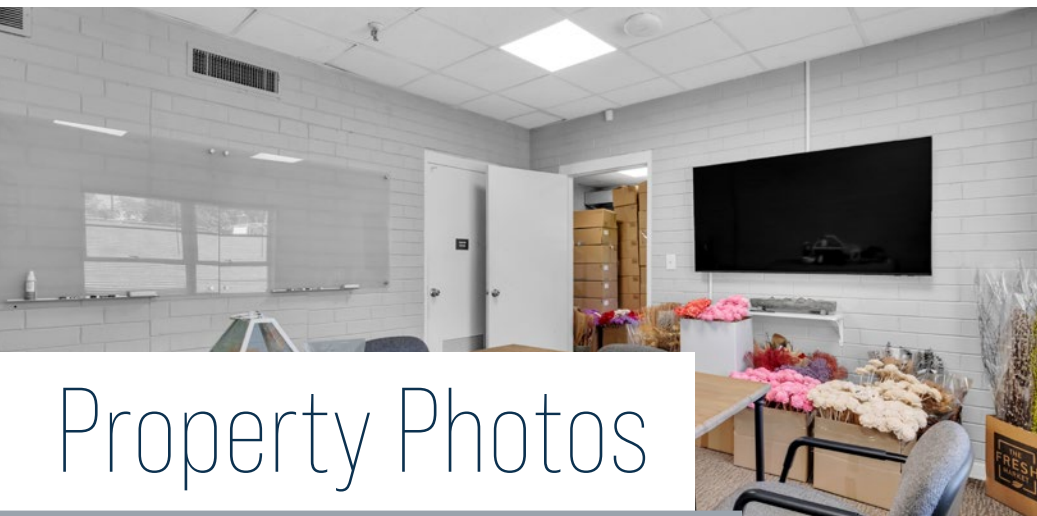
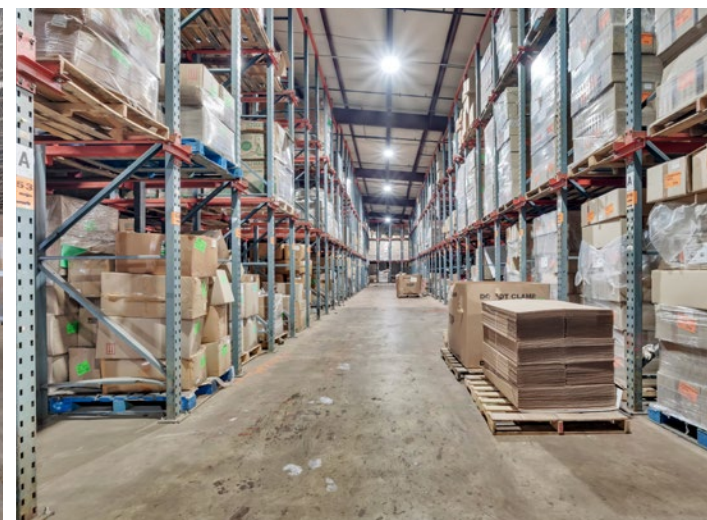
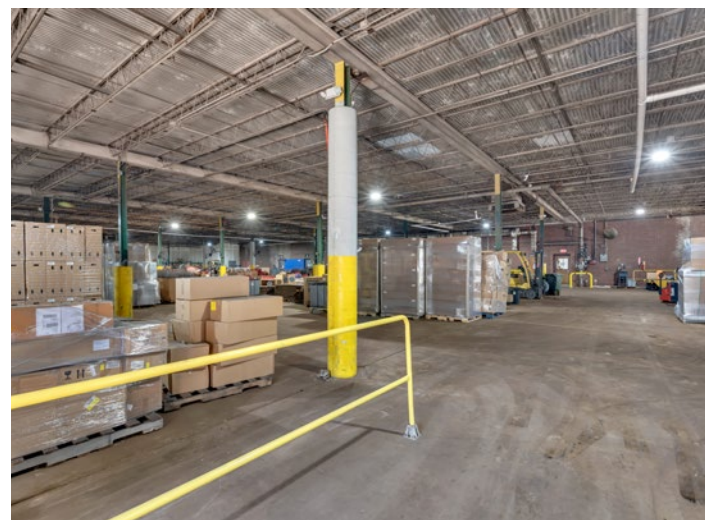


3,850 Households - 3 mile  
6,977 Households - 5 miles



2,921 Employees - 3 mile  
3,975 Employees - 5 mile





Property Photos





# Site Overview



# Tenant Overview



- National wholesaler of baskets, containers, and displays serving the floral, garden, and home décor industries
- Established in **1928**, with nearly a century of operating history
- In addition to this leased facility, Willow owns and operates two other warehouses in **New York** and **Oregon**



## Lease Summary

|              |  |
|--------------|--|
| Commencement | January 2025   |
| Term         | 5 Years with two (2) 3-year renewal options at Fair Market Value |
| Rent         | \$3.70 PSF NNN<br>3% Annual Increases                            |
| NOI          | \$240,500  |



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