

# 254 Tot Dellinger Rd

CHERRYVILLE, NORTH CAROLINA 28021



Available for Sale

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

W WHITESIDE  
PROPERTIES

# 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.

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



## Demographics



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



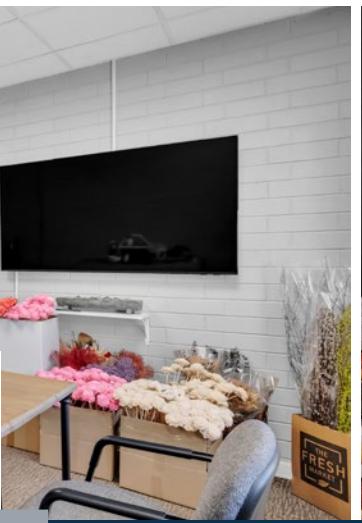
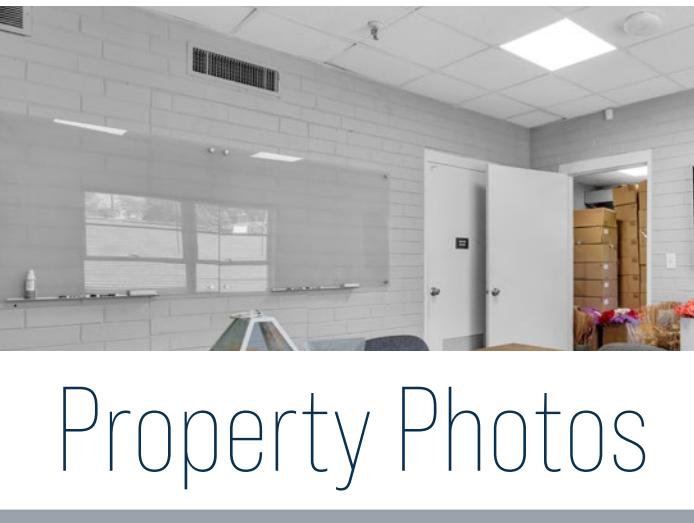
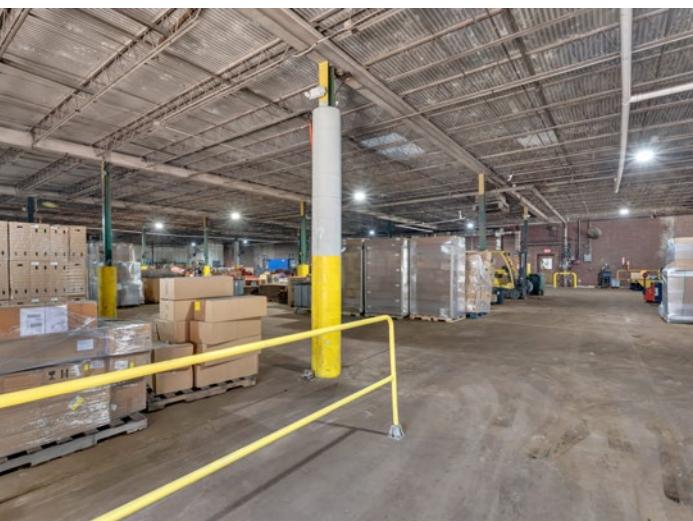
**\$65,338** Average Household Income - 3 mile  
**\$68,081** Average Household Income - 5 mile



**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**



[www.willowgroupltd.com](http://www.willowgroupltd.com)

## Lease Summary

Commencement

January 2025

Term

5 Years with two (2) 3-year renewal options at Fair Market Value

Rent

\$3.70 PSF NNN  
3% Annual Increases

NOI

\$240,500



Contact for Details:

**Thomas Hipp, SIOR**

thomas@whitesidecre.com

M: (803) 608-2383

**Daniel Marsha**

daniel@whitesidecre.com

M: (803) 606-9553