

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

**\$14,475,000 for 2
Warehouse Buildings**



575 Sweeten Creek Rd Bldg #1



ANNUAL NOI: \$852,132.24
CAP RATE: 5.89%

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

www.pulliamproperties.com
jwilson@pulliamproperties.com
Asheville, NC 28803

office: (828) 684-4344
mobile: (828) 768-7098

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



- 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



Pulliam Properties Inc.
James Wilson, Broker
1970 Hendersonville Rd

www.pulliamproperties.com
jwilson@pulliamproperties.com
Asheville, NC 28803

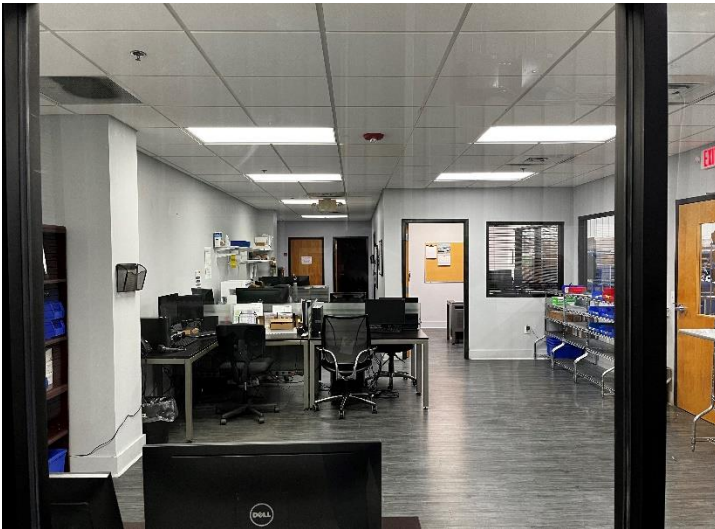
office: (828) 684-4344
mobile: (828) 768-7098

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



575 Sweeten Creek Rd Pictures



Pulliam Properties Inc.
James Wilson, Broker
1970 Hendersonville Rd

www.pulliamproperties.com
jwilson@pulliamproperties.com
Asheville, NC 28803

office: (828) 684-4344
mobile: (828) 768-7098

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE OR LEASE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE OR LEASE, CHANGE OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

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



605 Sweeten Creek Rd Pictures



Pulliam Properties Inc.
James Wilson, Broker
1970 Hendersonville Rd

www.pulliamproperties.com
jwilson@pulliamproperties.com
Asheville, NC 28803

office: (828) 684-4344
mobile: (828) 768-7098

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE OR LEASE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE OR LEASE, CHANGE OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.