

1960 Cross Beam Drive

AIRPORT FLEX PROPERTY FOR SALE-LEASEBACK

Great sale-leaseback opportunity for the investor looking for a building with existing tenant. A new 10-year lease with the Seller to commence at closing. Lease to be at \$26,250/month NNN with 2% annual escalations and personal guaranties from 2 company principals.

Strategically located in the Coffey Creek business park area, 1960 Cross Beam Drive offers ±26,064 SF of high-functioning flex/industrial space with full climate and humidity control throughout the warehouse. With 21' clear heights, 4 dock-high doors, and 1 drive-in door, this building is ideal for light manufacturing, technology firms, distribution users, and businesses requiring controlled storage or production environments. \$1.1M in capital improvements have been made to the building in past 5 years including new roof, LED lights and HVAC upgrades. The vacant lot at the rear portion of property is included in sale-leaseback providing room for expansion should tenant need for future growth of business.

Conveniently positioned near I-77, I-485, the airport, and major logistics corridors, the property features a 2.15/1,000 SF parking ratio, strong visibility, and an I-1 industrial zoning designation in one of Charlotte's most active industrial submarkets.

- ▶ 26,064 SF flex/industrial building (±3,000 SF office)
- ▶ Climate-controlled & humidity-controlled warehouse
- ▶ (4) Dock-high doors & (1) drive-in door
- ▶ Ample parking (2.15/1,000 SF)
- ▶ Excellent access to I-77, I-485 & CLT Airport
- ▶ \$1.1M+ Capitol Improvements: new roof, LED lights, HVAC



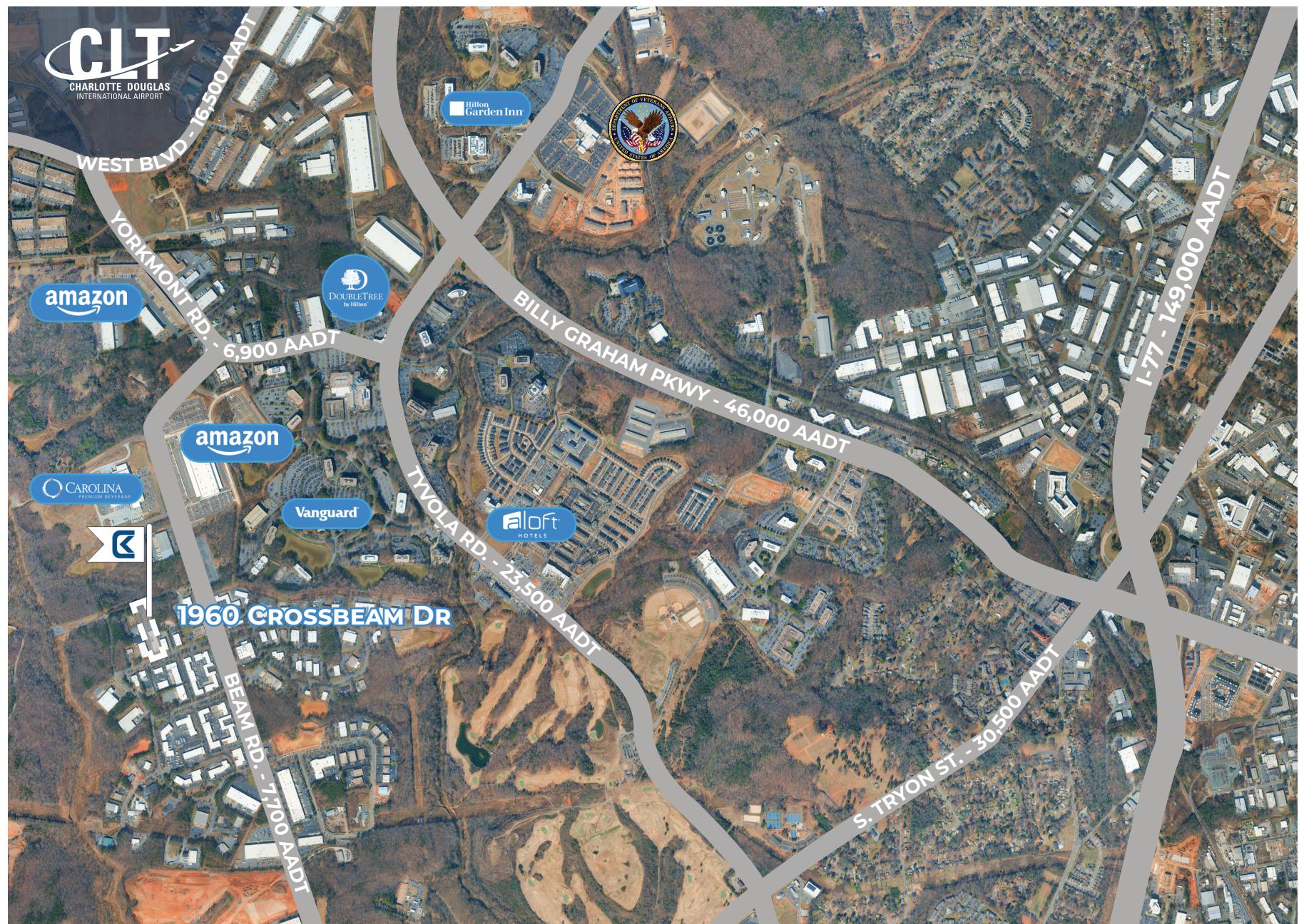


PROPERTY DETAILS

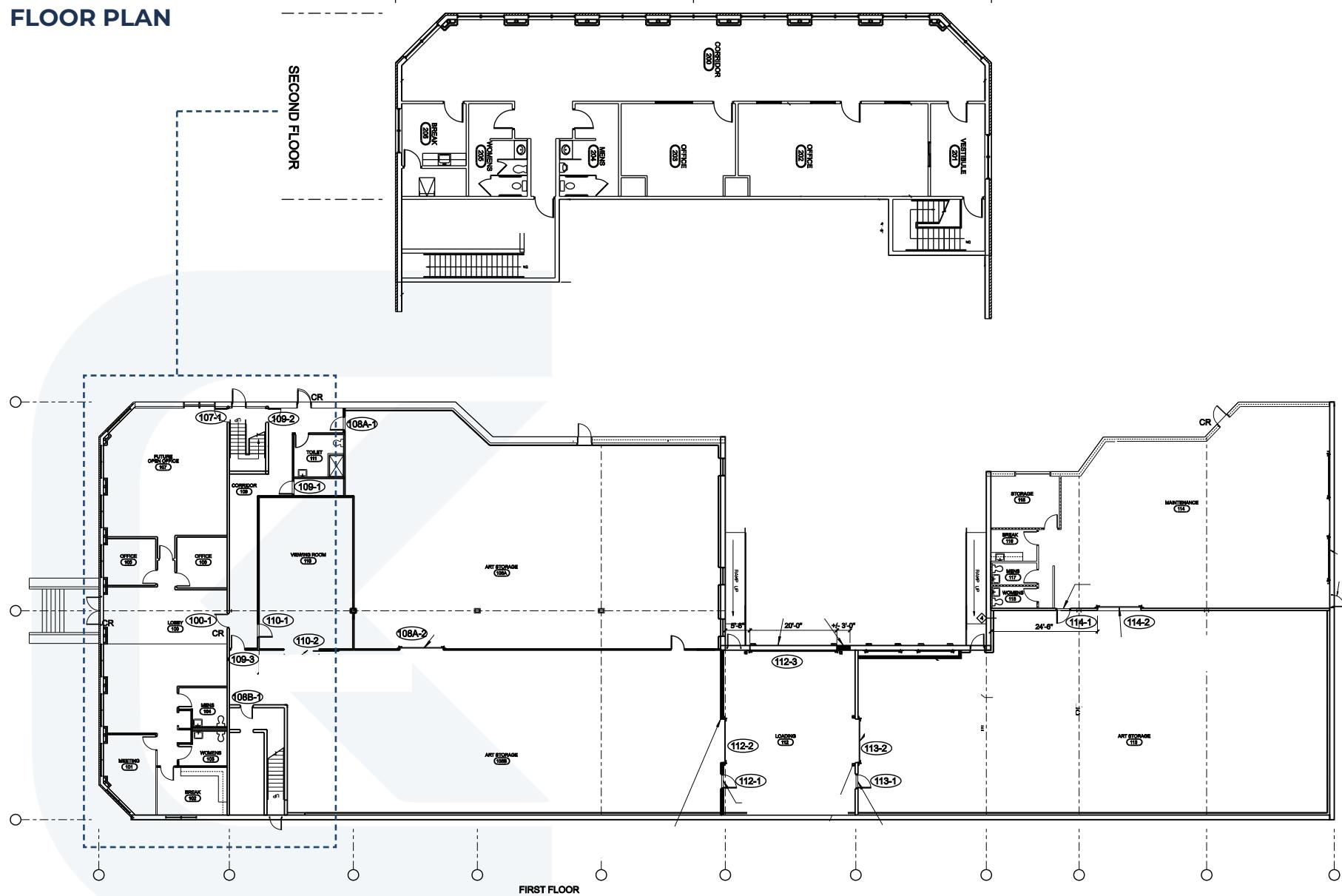
Address	1960 Cross Beam Dr Charlotte, NC 28217
Sale Type	Sale/Leaseback
Price	\$4.75M
Cap Rate	6.63%
Square Footage	±26,064 SF
Loading	4x Dock Height 1x Drive-In
Climate Control	Fully Conditioned



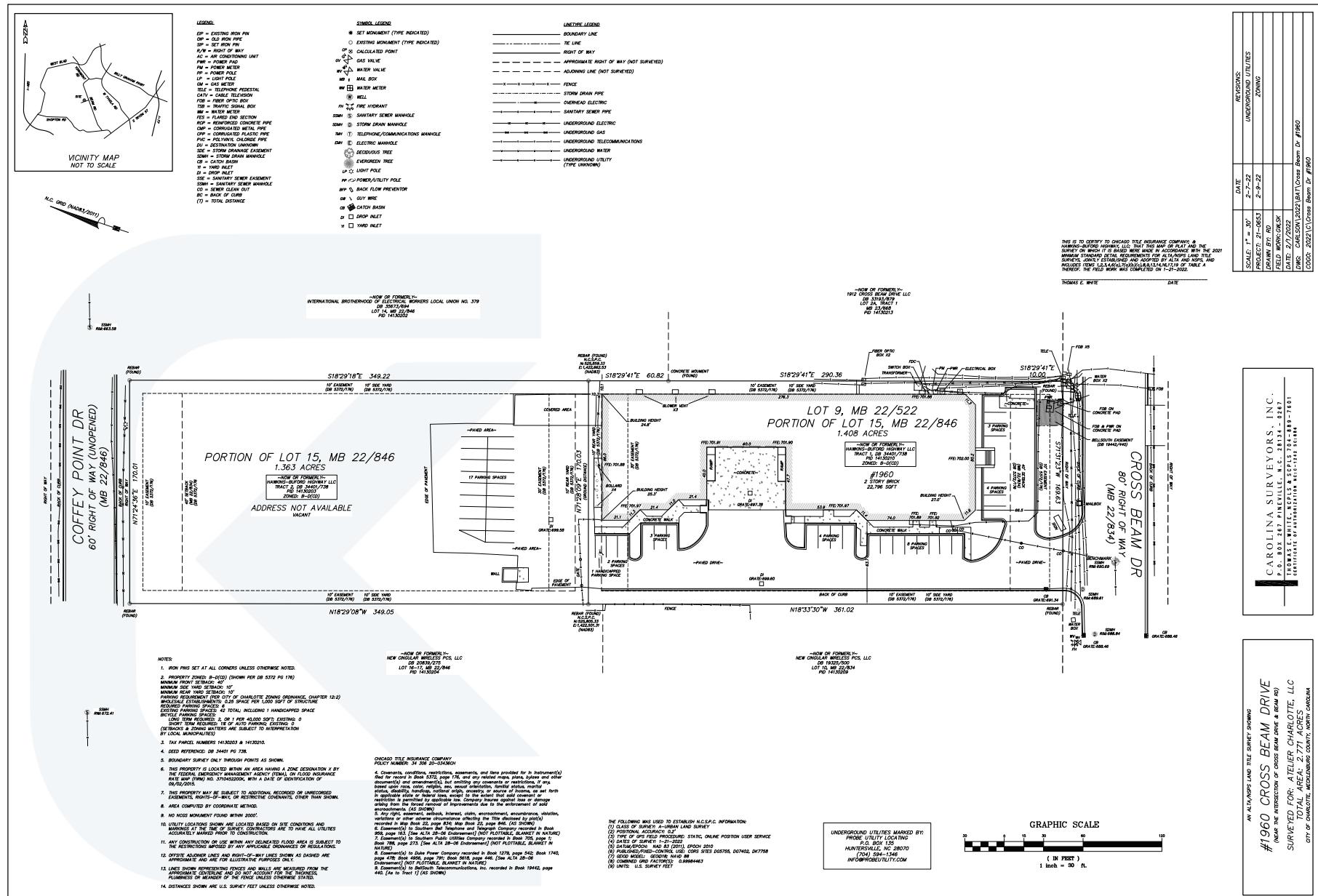




FLOOR PLAN



SITE SURVEY



1960 CROSS BEAM DR | FLEX PROPERTY FOR SALE-LEASEBACK



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