

INDUSTRIAL PROPERTY FOR SALE

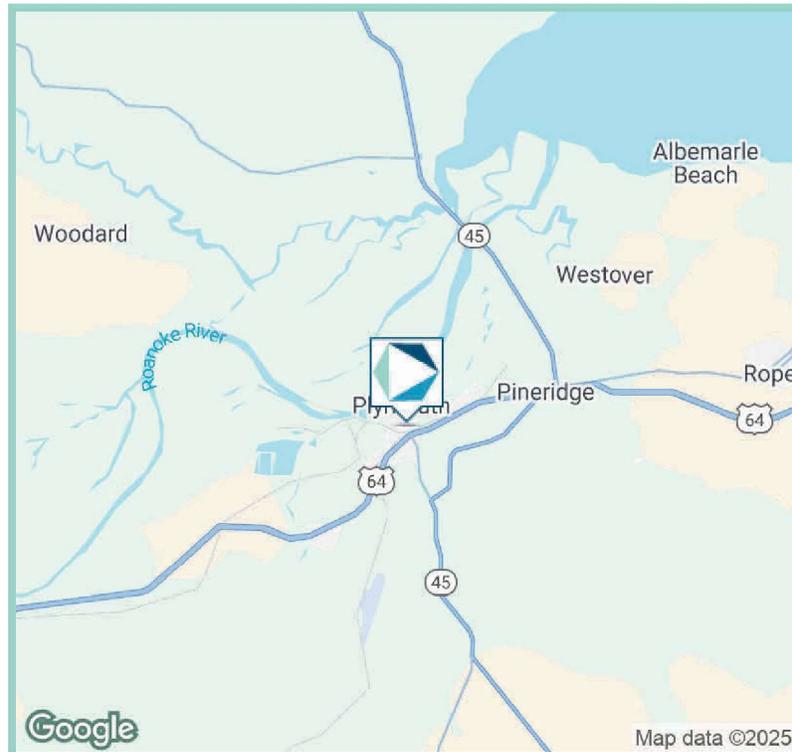
609 Washington St

609 Washington St, Plymouth, NC 27962



PROPERTY HIGHLIGHTS

- +/- 27,000 Total SF
- +/- 25,800 SF/Warehouse
- +/- 1,200 SF/Office
- 2-12'x14' Drive in Doors
- 1 - 12'x14' Dock Door
- +/- 1.25 Acres
- New HVAC in Office Area
- Wood and Brick Construction
- Telephone Service- Fiber
- Location- Off of State Route 64
- 3 Blocks from Downtown Plymouth
- Sale/Leaseback Possibility



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



TriCore Commercial Real Estate

• Marietta, GA 30064

• 404.295.0128

• TRICORECRE.COM



Investment Highlights

Asking Price: \$980,000

6.0% NNN leaseback at closing on the sale price.

Attractive Lease Structure — 3-year initial term with two (2) 3-year renewal options.

Contractual Rent Growth — 10% rent increases at each renewal, providing built-in upside over the hold period.

Triple-Net (NNN) Expense Structure — tenant responsible for taxes, insurance, and maintenance, supporting durable net cash flow.

Seller-Funded Capital Improvements (\$150,000) — funded from sale proceeds to materially enhance functionality and condition:

- Add one new loading dock (improves logistics/tenant utility)*
- Paint exterior (curb appeal and marketability)*
- Redo/replace roof (reduces near-term capex risk)*

Operational & Exit Optionality — leaseback provides near-term certainty while improvements support future re-tenanting, refinance, or sale.



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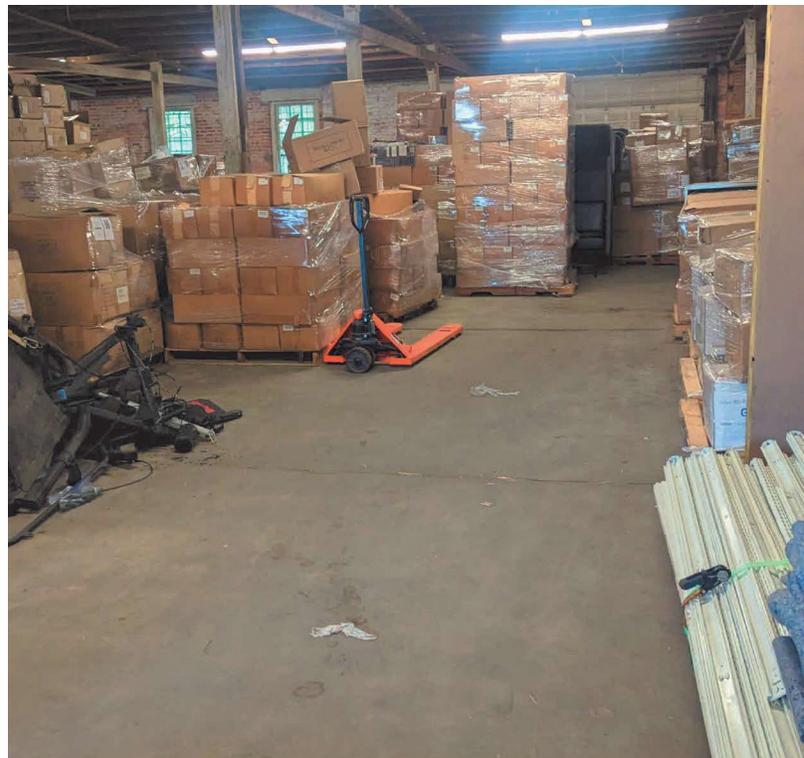


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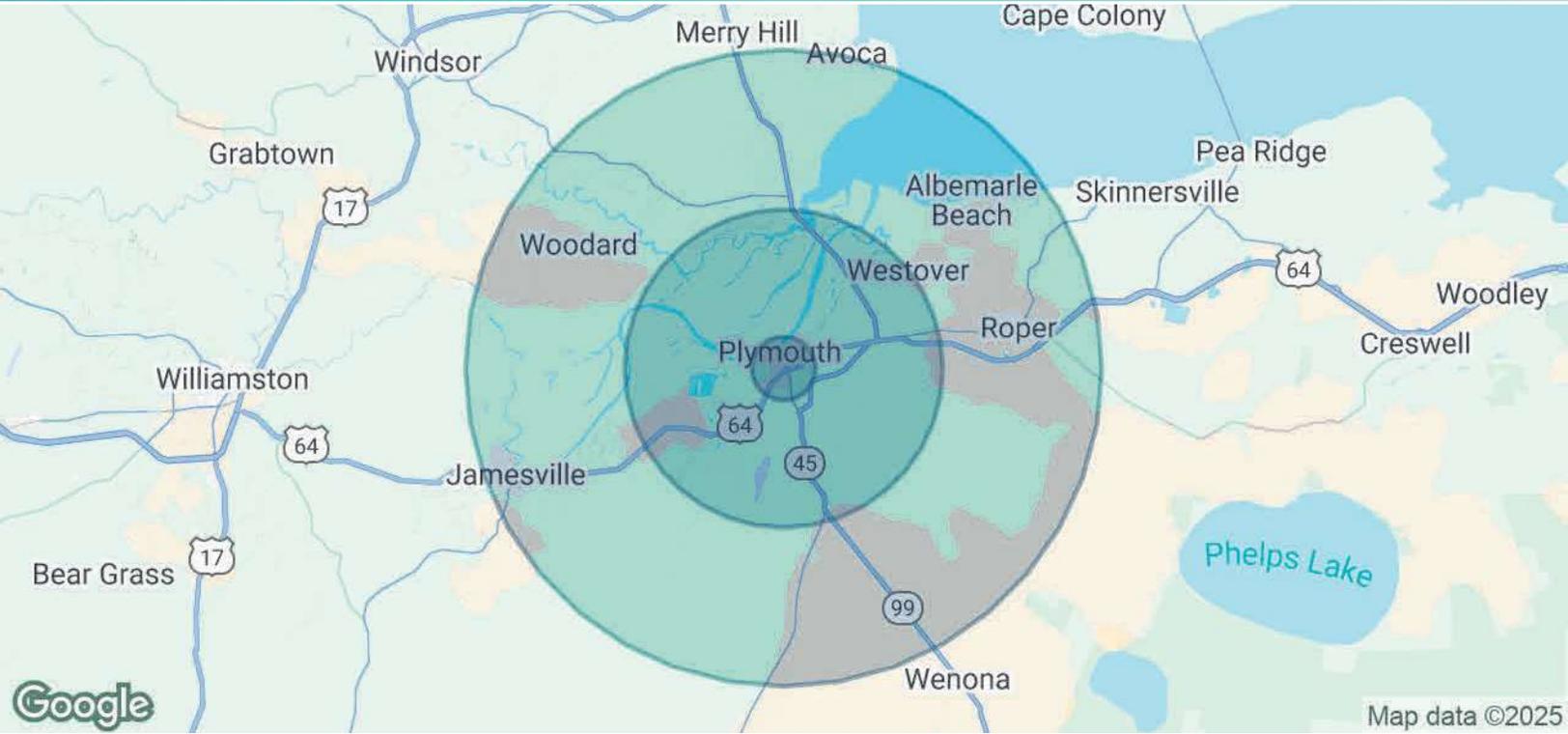
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• T R I C O R E C R E . C O M

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,393	6,102	9,561
Average Age	44	45	46
Average Age (Male)	42	44	44
Average Age (Female)	45	46	47

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,062	2,735	4,287
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$41,360	\$48,378	\$52,193
Average House Value	\$105,262	\$111,958	\$116,043



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