



# CAROLINA COMMERCE CENTER

FULLY LEASED FLEX BLDG FOR SALE

**york**

## PROPERTY ADDRESS

2815 Carolina Commerce Drive  
Goldsboro, NC 27530

## INVESTMENT ADVISORS

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# INVESTMENT OVERVIEW



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CONFIDENTIALITY AGREEMENT

As exclusive listing agent, York Properties is pleased to bring to market the Carolina Commerce Center. A multi-tenant flex building that is currently 100% leased to both national and regional tenants. Currently there are seven (7) suites in the building. The first floor is primarily warehouse and distribution with two offices and/or retail suites on the front. The second floor consists of four office suites. Its strategic location near major highways offers investors stable cash flow and value-add potential in a thriving market. Excess land provides a new owner with additional income opportunity for lay down yard/storage.

## CAP RATE

**7.56%**

## ASKING PRICE

**\$6,000,000**

## DETAILS

<b>Address</b>	2815 Carolina Commerce Center Drive
<b>Land Size</b>	7.9 Acres
<b>Market</b>	Goldsboro, NC
<b>Total GLA</b>	67,000 SF
<b>Construction</b>	Steel framed building with brick and masonry exterior (office portion) and modular metal exterior (warehouse portion)

**Roof** Steel framed trusses with modular metal covering

**Fire & Safety** 100% wet sprinkler system

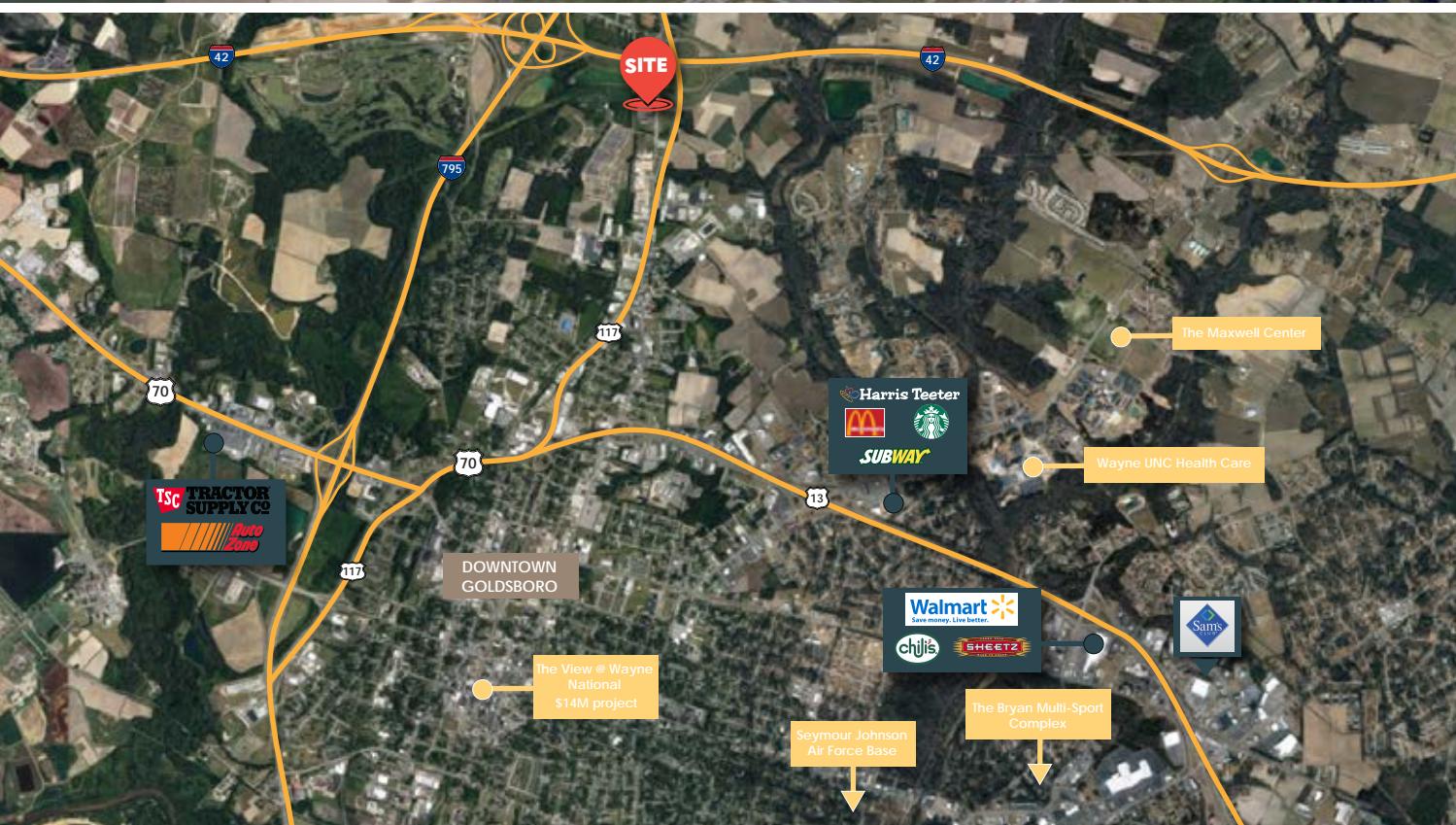
**Truck Court** 210' paved truck court including a 55' concrete apron

**Zoning** Commercial

**Year Built** 2001

**Surface Parking** 115 spaces | Ratio 1.84: 1,000 SF





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