



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



DIGITALLY SIGN
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

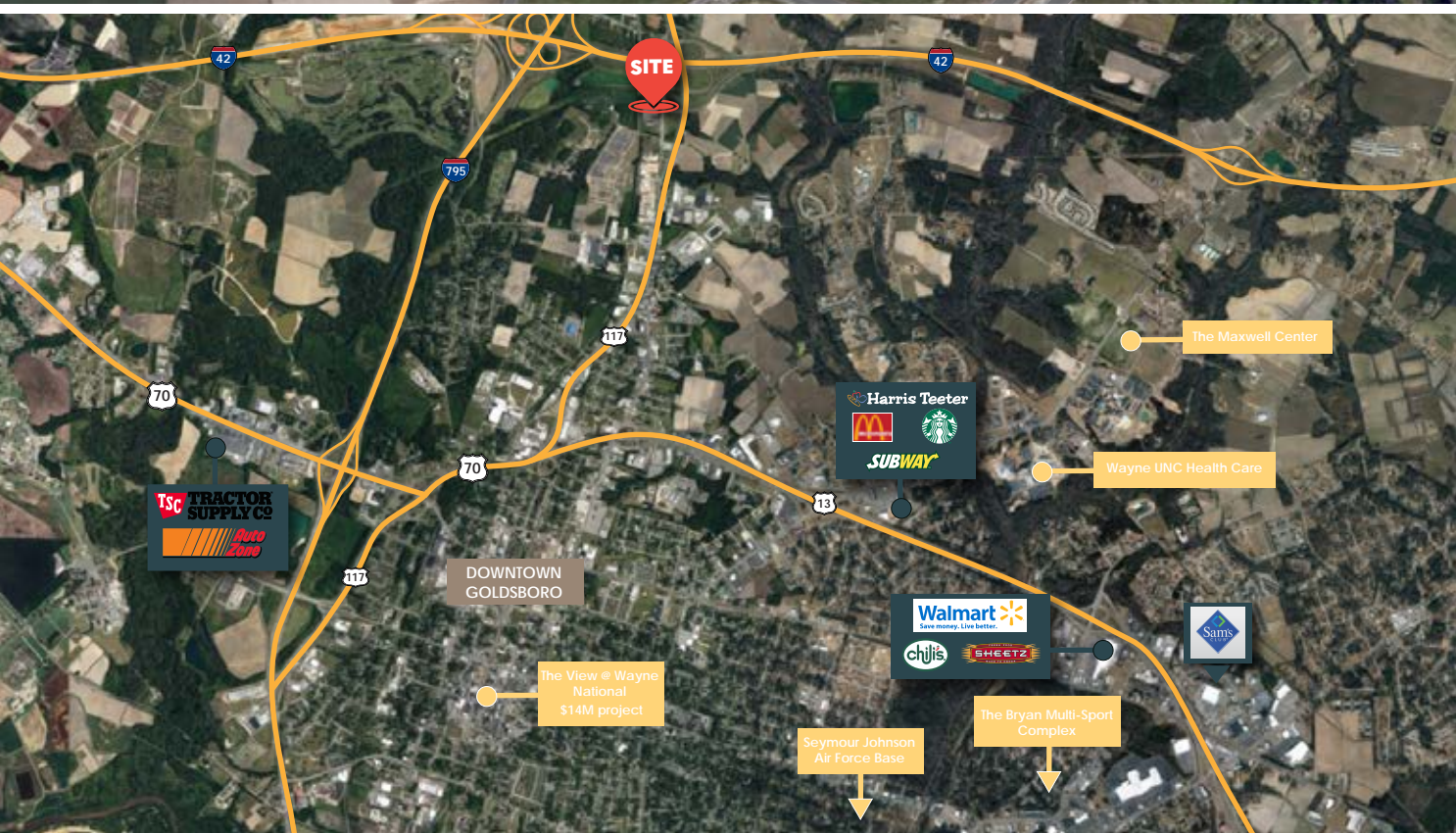
\$6,000,000

DETAILS

Address	2815 Carolina Commerce Center Drive
Land Size	7.9 Acres
Market	Goldsboro, NC
Total GLA	67,000 SF
Construction	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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