



FOR LEASE

1446 Tramway Rd

1446 Tramway Rd, Sanford, NC 27332

eXp Commercial | 10130 Perimeter Parkway | Charlotte, NC 28216 |

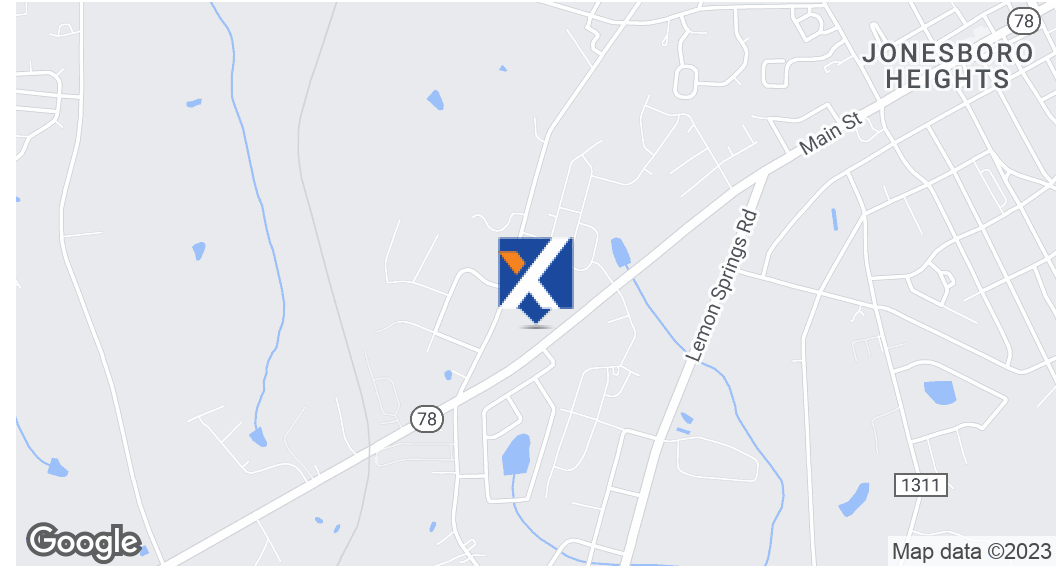
Clifford Blanquicet Jr, SIOR

919.356.3453

clifford.blanquicetjr@expcommercial.com

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*OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	4,000 SF
Number of Units:	1
Year Built:	2004
Zoning:	Industrial

PROPERTY OVERVIEW

Presenting this 4,000 SF warehouse/flex unit. This unit is equipped with 2 private office spaces, printer room, 1 restroom & one 14x14 roll up door! Amazing lighting in offices and warehouse. The office spaces are heated and cooled. Warehouse is not conditioned. This unit also has an additional 800 SF of mezzanine storage space above offices.

PROPERTY HIGHLIGHTS

- * 2 PRIVATE OFFICES
- * 1 RESTROOM
- * 14X14 ROLL UP DOOR
- * 800 SF OF MEZZANINE STORAGE SPACE
- * FRESH PAINT & FLOORING

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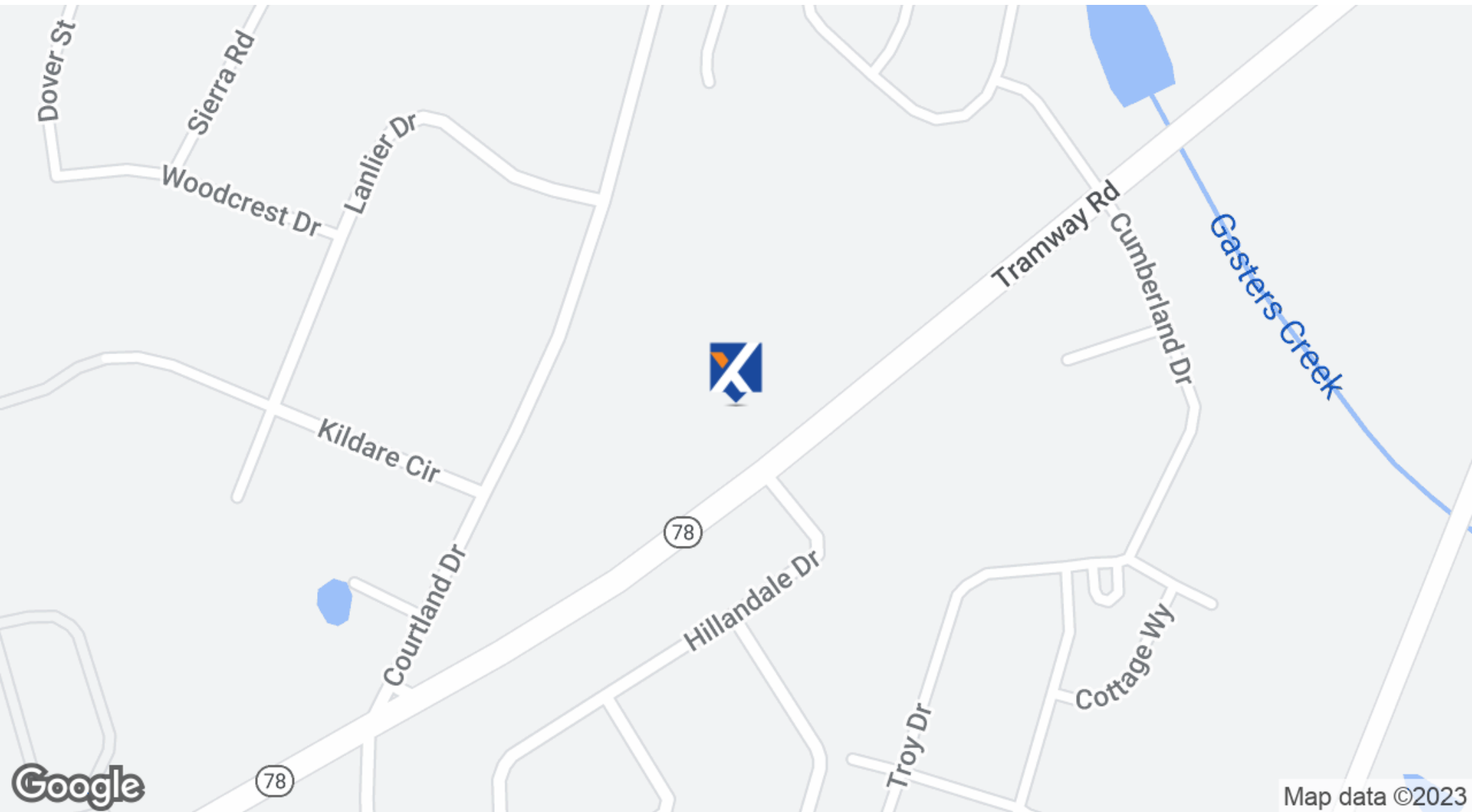
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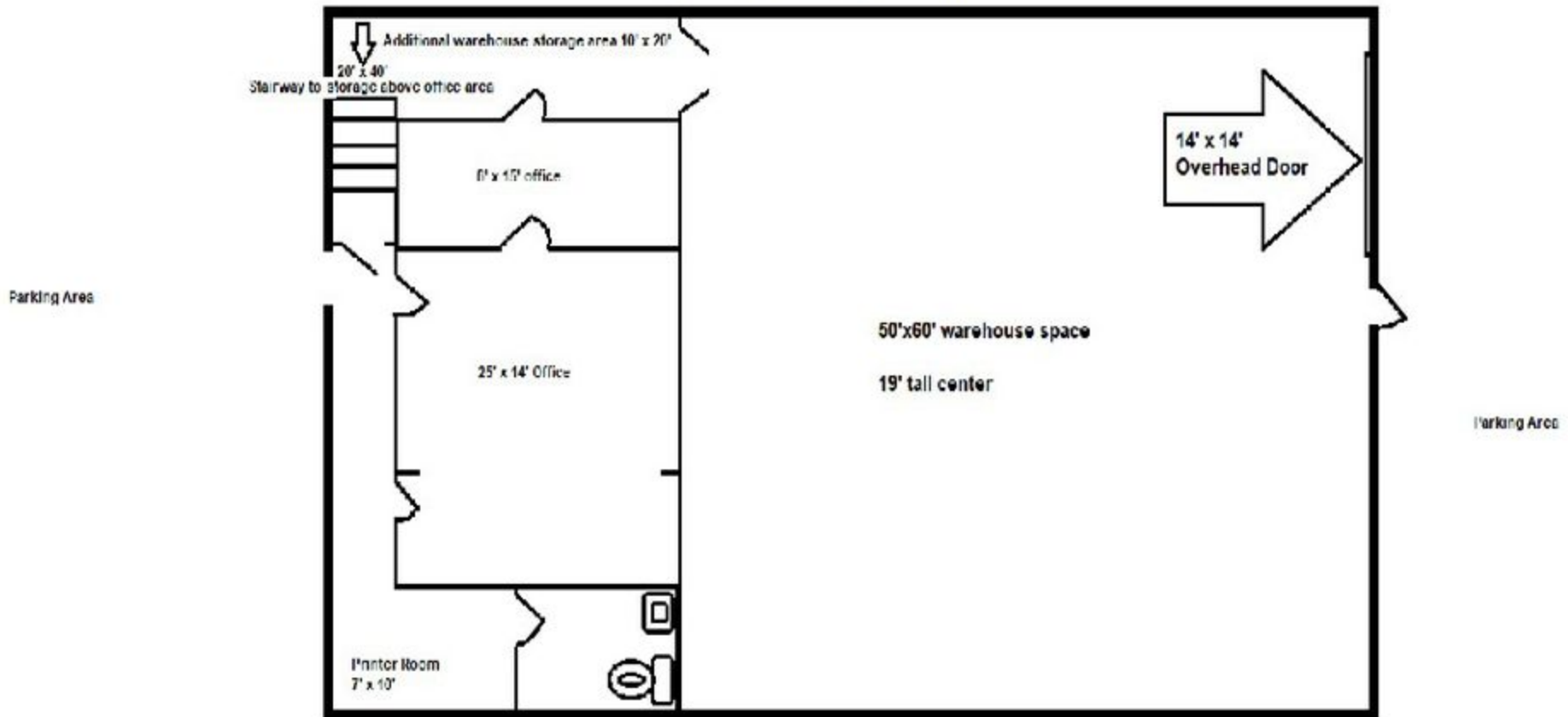
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1446 Tramway Road Unit
Commercial Office - Warehouse Flex Space
4,000SF + 800 SF storage mezzanine



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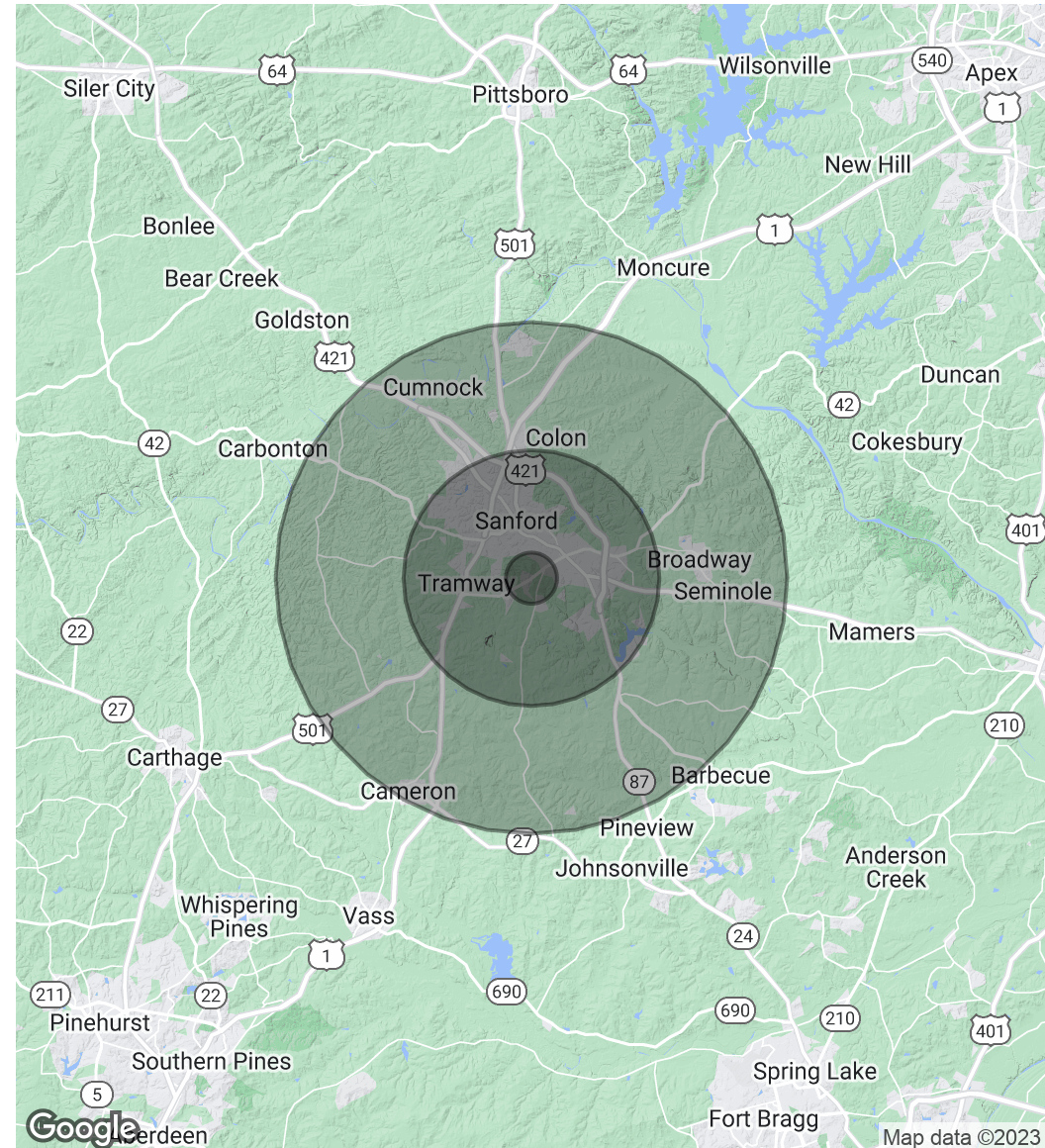
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	37	855	3,114
Average Age	64.1	62.8	55.8
Average Age (Male)	70.0	68.3	58.7
Average Age (Female)	63.2	61.9	55.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	42	989	2,608
# of Persons per HH	0.9	0.9	1.2
Average HH Income	\$26,750	\$26,148	\$39,294
Average House Value	\$289,626	\$280,626	\$385,885

* Demographic data derived from 2020 ACS - US Census



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CLIFFORD BLANQUICET JR, SIOR

Commercial Real Estate Broker

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NC #281011

PROFESSIONAL BACKGROUND

Clifford Blanquicet, Jr., the founder and president of Blanq Real Estate is a focused, energetic broker and entrepreneur. Blanquicet has years of experience in Commercial Real Estate brokerage, auditing, property management, investing, and marketing. He has excelled in every facet of business he has pursued. He is now a dedicated, full-time commercial broker and president of two companies: Blanq, Inc. and Close Off Market (COM). Blanquicet is also the co-owner of a residential real estate firm, Blanq-Mor Real Estate Group.

Over the past couple years, Blanquicet has successfully grown his Charlotte team to include over 20 brokers, opened a second Blanq Real Estate office, and is currently in the process opening a third Blanq Real Estate firm in the Raleigh-Triangle region. Blanquicet opened the first Blanq Real Estate Firm in Charlotte, NC in November of 2016, then opened a second Blanq Real Estate location in January of 2019 in High Point, NC serving the Triad market. In 2019 he co-founded a residential firm, Blanq Mor Real Estate Group, located in Cornelius, NC. In March of 2020, Blanquicet launched Close Off Market, an innovative service connecting real estate investors with off-market investment opportunities.

Blanquicet and his firm, Blanq Real Estate, have received a number of awards and accolades over the years. Blanquicet was a recipient of Charlotte Agenda's "Top 30 under 30" and the Charlotte Region Commercial Board of Realtors (CRCBR) "Broker to Watch." More notably, he was a recipient of CRCBR's "Silver Deal Maker's Award" twice and was recently received the "Platinum Deal Maker's Award" for \$25 million+ worth of sale and lease transactions in 2018. Blanq Real Estate was recognized by the Charlotte Business Journal as the #10 fastest growing company in Charlotte. Blanquicet was featured as best Commercial Real Estate Agent and Blanq Real Estate was recognized as Best Real Estate firm in Charlotte by Elevate Magazine's 2020 Best of the City Awards. He also won Connect Media's 2020 Next Generation Award recognizing him for his exceptional real estate leadership.

EDUCATION

Blanquicet is a graduate of Wingate University with a Bachelor's Degree in Business Administration with a concentration in Marketing.

MEMBERSHIPS

Clifford is a proud member of the Charlotte Region Commercial Board of Realtors (CRCBR).

CCIM (Certified Commercial Investment Member)

eXp Commercial

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