



NEW CONSTRUCTION FLEX FOR SALE

SERVICE RD. & HWY 421, YADKINVILLE NC

Lee Chewning
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Property Summary

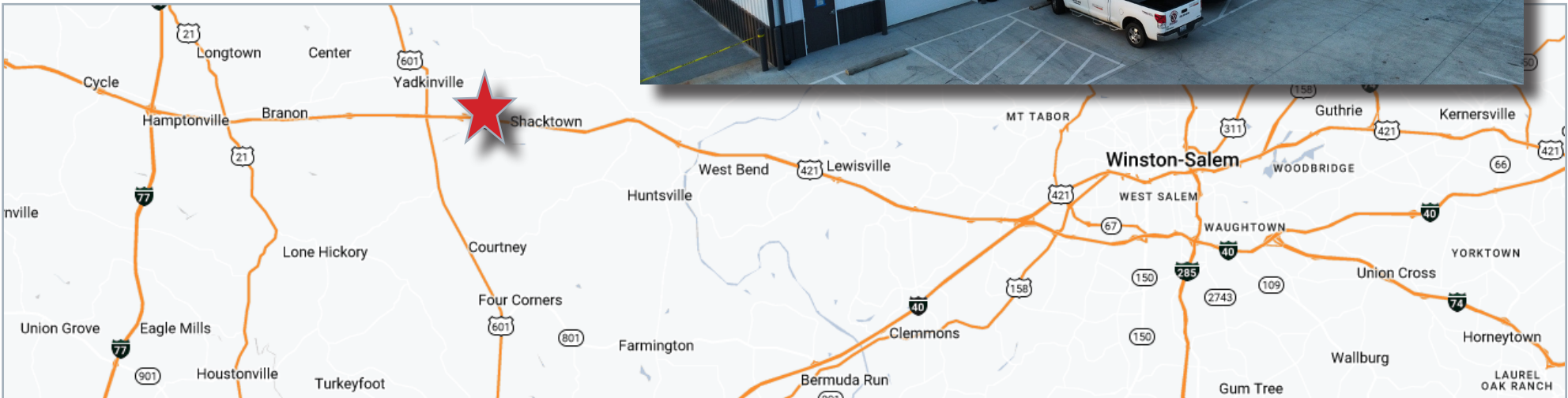
New Construction Multi-tenant Flex on Highway 421

Service Rd. & Hwy 421
Yadkinville, NC 27055

CAP Rate: 7.32%

Offering: \$2,499,000

- 60% Leased, phase 1 complete with phase 2 scheduled for completion January 2025
- HB zoning, with 3.47+/- AC additionally available for expansion
- Minimal Landlord responsibilities
- 14' drive-in doors, 16'-19' clearing height



Location



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INTERIOR RENDERING

Mileage to Major Interstates/Airports

	< 1 mile		16.5 miles
	24.4 miles		12 miles
			45 miles

Piedmont Triad Intl. Airport: 55 miles
 Charlotte Douglas Airport: 67 miles