



Dewey Property Advisors

WELCOME  
TO  
ST JOHN NATION



14 LEGEND DRIVE

ARDEN, NC

SALE INFORMATION



## VIDEO

### PROPERTY DESCRIPTION

Originally built out for a sports training facility with large weight room, batting cages, basketball court with poured rubber flooring, locker rooms, dining area. The facility is currently occupied by a church through 10/31/24. The building is 13,600 sf main level + 415 sf mezz for a total of 14,015 sf. DO NOT DISTURB TENANT!

### PROPERTY HIGHLIGHTS

- Ceiling height: 26' clear
- Handy location .4 mi from Airport Rd off of Bradley Branch Rd
- Current tenancy expires 10/31/24

Scott Raines, CCIM

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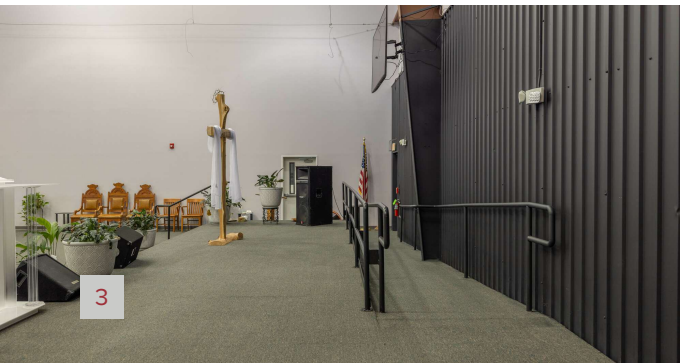
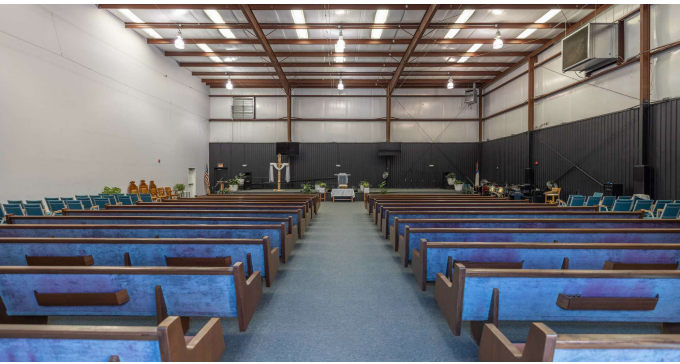
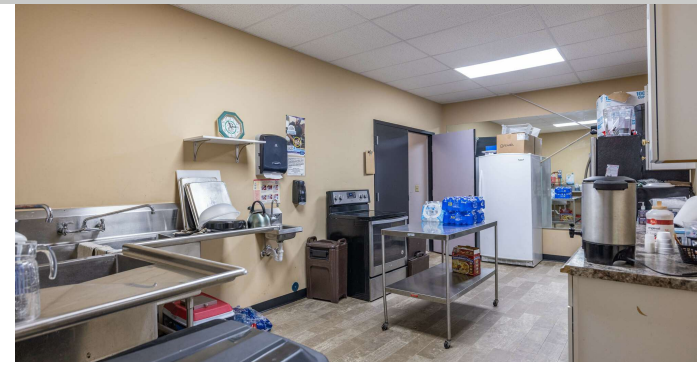
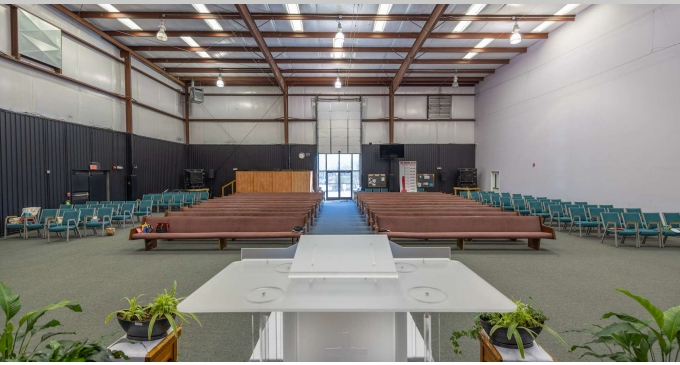
### LOCATION DESCRIPTION

Located in a small industrial park .4 mi from Airport Rd off of Bradley Branch Road.

### OFFERING SUMMARY

Sale Price:	\$1,895,000
Lot Size:	0.89 Acres
Building Size:	14,015 SF

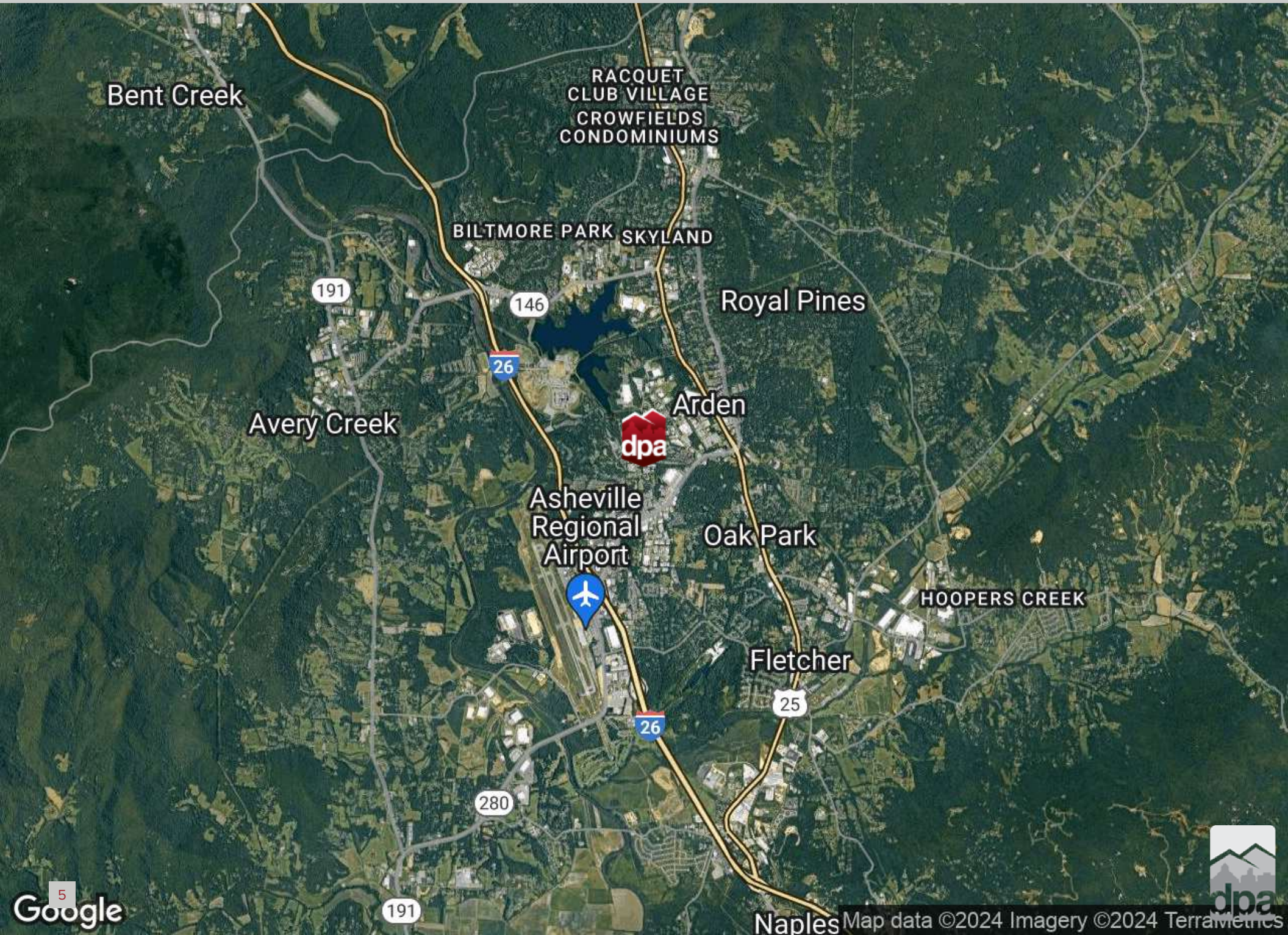
# ADDITIONAL PHOTOS



# RETAILER MAP



LOCATION MAP





**Dewey**  
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