

INDUSTRIAL BUILDING FOR SALE

Upside Investment or Owner/User Opportunity



125 QUANTUM DRIVE

Holly Springs, NC 27540

SALE PRICE: \$1,750,000



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PROPERTY HIGHLIGHTS

Address:	125 Quantum Drive Holly Springs, NC 27540
Available Space:	6,000 SF Building <ul style="list-style-type: none">- Office: 1,230 SF- Warehouse: 4,770 SF
Acres:	0.56 Acres
Price:	\$1,750,000
Loading:	Dock and Drive-In Doors
Zoned:	BRT (Holly Springs)
HVAC:	<ul style="list-style-type: none">- Two units in the office, one replaced 2022- 4 mini splits in warehouse
Power:	400 amp 3 phase
Lease Info:	<ul style="list-style-type: none">- Ends October 31.2027- NOI: \$94,560 (\$15.61/SF Blended Rate)- No Options
Comments:	<ul style="list-style-type: none">- New Roof Coating (2022)- New Hot Water Heater
Year Built:	1994



Michael Kornegay • 919.878.6504 (Ext. 213) • michael@callca.com

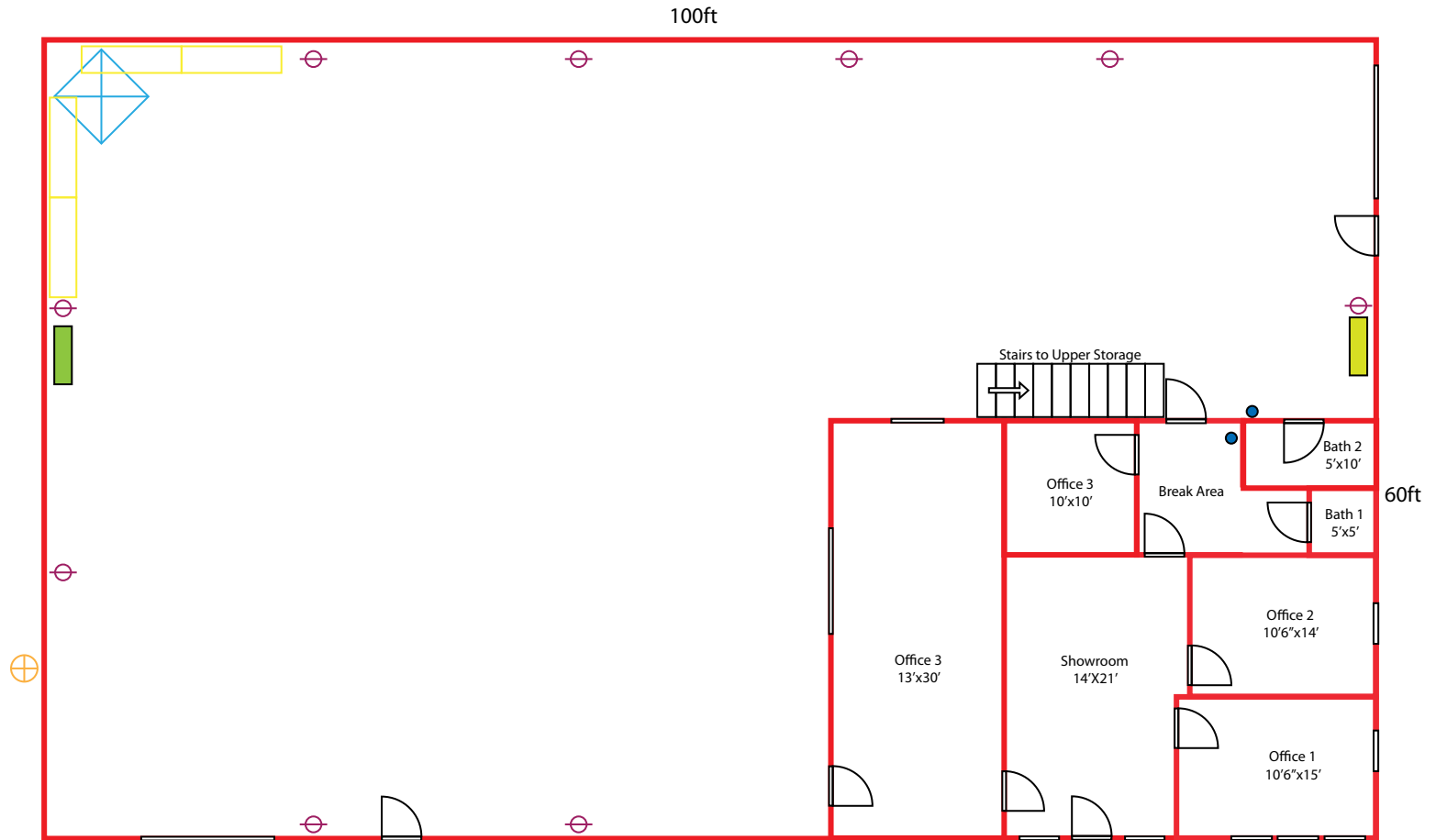


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FLOOR PLAN



Legend: NOT TO SCALE 6000 sq ft appx.

-  Electrical 400a 3ph
-  Electrical 100a
-  Plumbing Stub
-  Gas Heater
-  Natural Gas Meter
-  110v Outlet

Dynagraphics Screen Printing, Inc
125 Quantum Street
Holly Springs, NC 27540

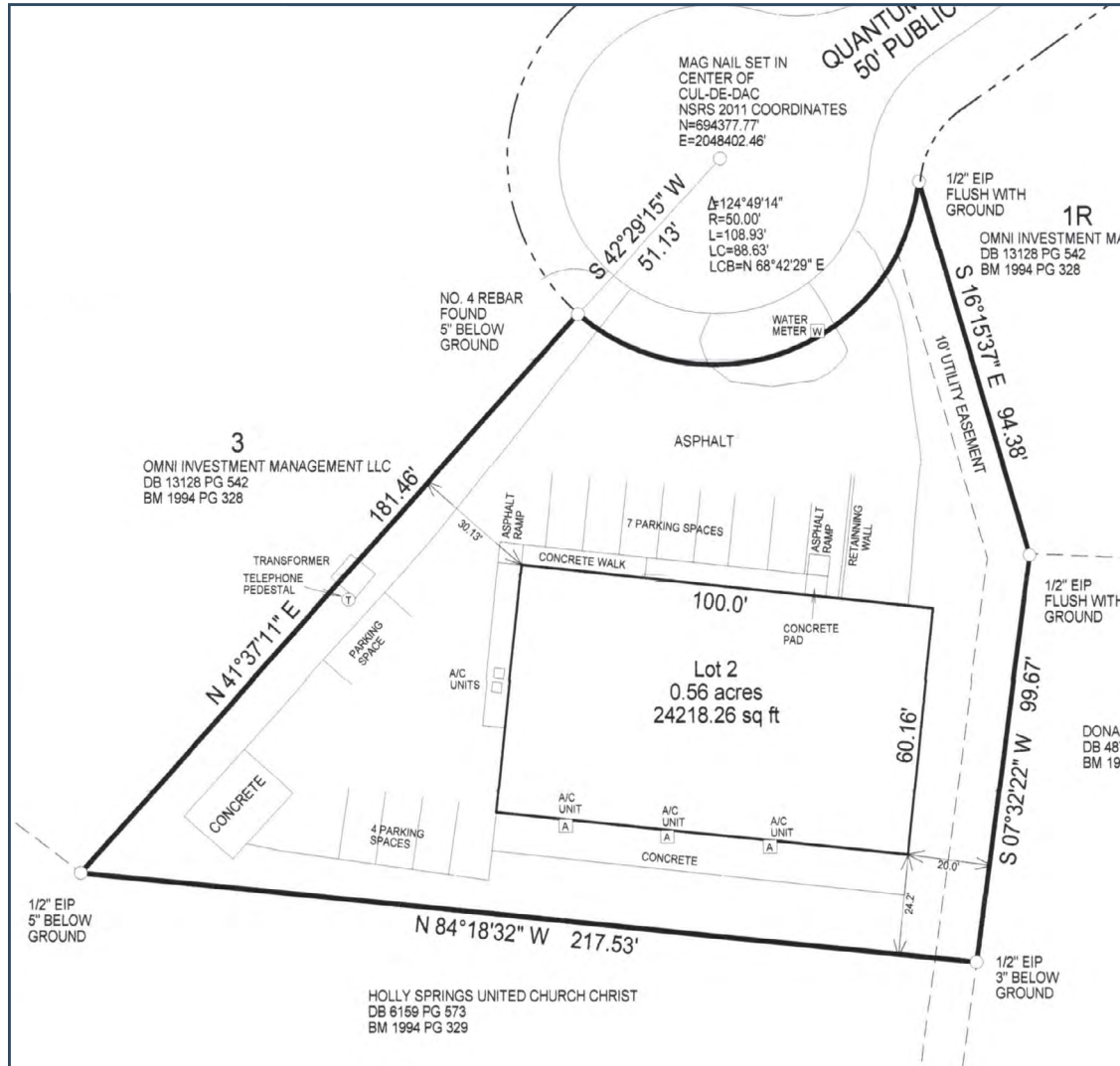
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SITE SURVEY

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AREA AERIAL



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AREA MAP

