

CBRE

CAROLINA AVENUE INVESTMENT SALE

4001 CAROLINA AVENUE &
918 EAST LABURNUM AVENUE
RICHMOND, VIRGINIA



[VIEW WEBSITE](#)

**35,300 SF / 7.45 ACRES
INDUSTRIAL ASSET**



PROPERTY OVERVIEW

Carolina Avenue Industrial Facility

The asset is situated in a primary industrial location in Henrico County, VA. The facility was fully renovated and consists of 35,300± square feet on a 7.45-acre lot, with 5.5 acres paved. The property is zoned M-2, and features a fully fenced, LED-lit parking lot, and two oversized electronic gates for secure access.

The 22,300 SF warehouse features a 29' clear ceiling complemented by a 13,000 SF showroom, creative office area showcasing exposed sealed concrete floors and exposed ceilings, creating a modern and inviting workspace. The entire facility has been meticulously renovated in 2023, boasting a contemporary and efficient space for various business needs.

The property is equipped with 3-phase power at 1,200 amps and 11 oversized electric drive-in doors, along with three (3) loading dock doors. This sound investment boasts a 15-year leaseback upon settlement, **providing long-term stability and a predictable income stream in a highly desirable location.**

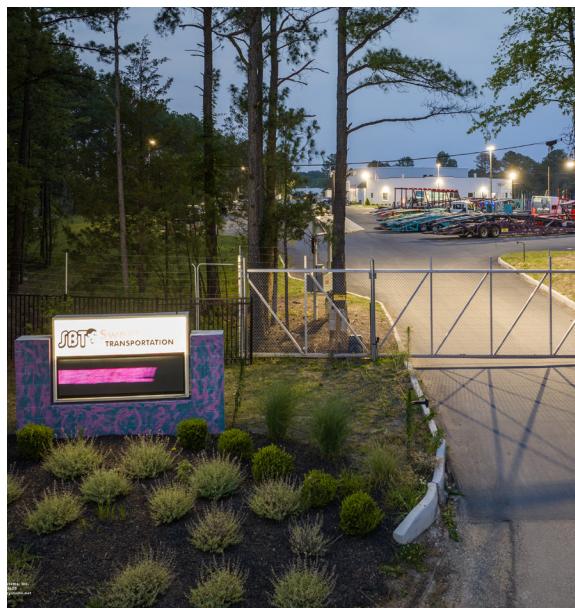
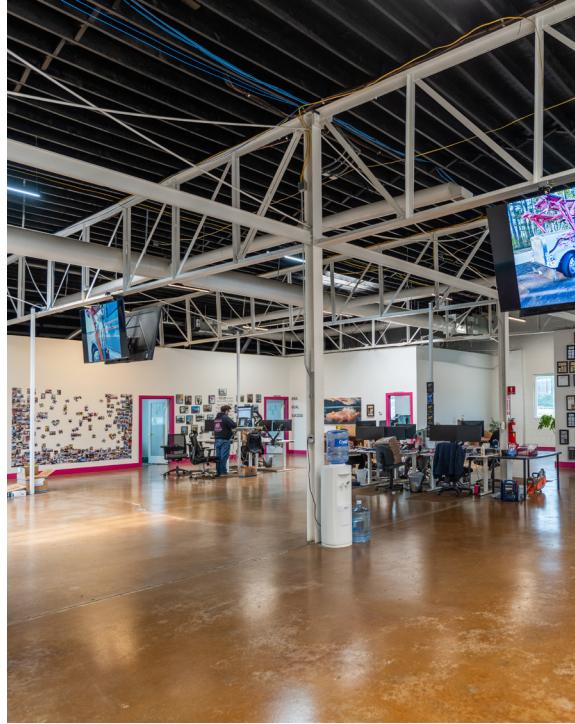
Investment Sale Details

Leaseback Period	15 years
Rental Rate	\$660,000/year, NNN
Annual Increases	1%
Lease Execution	Lease will be executed at closing
Asking Price	6.5% CAP Rate

**15-YEAR
LEASEBACK
UPON
SETTLEMENT**

BUILDING SPECIFICATIONS

Spec Type	Spec Details
Building Size	35,300± SF
Total Acreage	7.45 AC
Year Built	1951
Year Renovated	2023
Zoning	M-2
Clear Height	29' in warehouse
Loading Docks	3
Drive-In Doors	11
Enterprise Zone	Yes
Opportunity Zone	Yes
Power	3-phase, 1,200 amps
Security	Oversized electronic gate access
Yard	Fully fenced, paved, and lit
Asking Price	6.5% CAP Rate





TENANT OVERVIEW

Sweetie Boy TRANSPORTATION

Tyler McCormick is the driving force behind Sweetie Boy Transportation, a leading automotive transport and logistics company. In 2010, Tyler founded Sweetie Boy Transportation with a dedication to providing dependable and efficient vehicle transport solutions.

Under his leadership, the company has flourished, expanding its operations across 17 states in the U.S. and into Canada, with offices strategically located in 6 states. Sweetie Boy Transportation is proud to be one of only three bonded carriers operating in both the United States and Canada. With a team of over 260 employees, Tyler's commitment to exceptional customer service and operational excellence has solidified Sweetie Boy Transportation's position as a trusted name in the industry.

Sweetie Boy Transportation delivers comprehensive and tailored vehicle transport services for dealerships, auction houses, and individual customers nationwide.

2024 ANNUAL REVENUE

\$52M

2023 ANNUAL REVENUE

\$41M

2022 ANNUAL REVENUE

\$33M

EMPLOYEES

260

NUMBER OF STATES

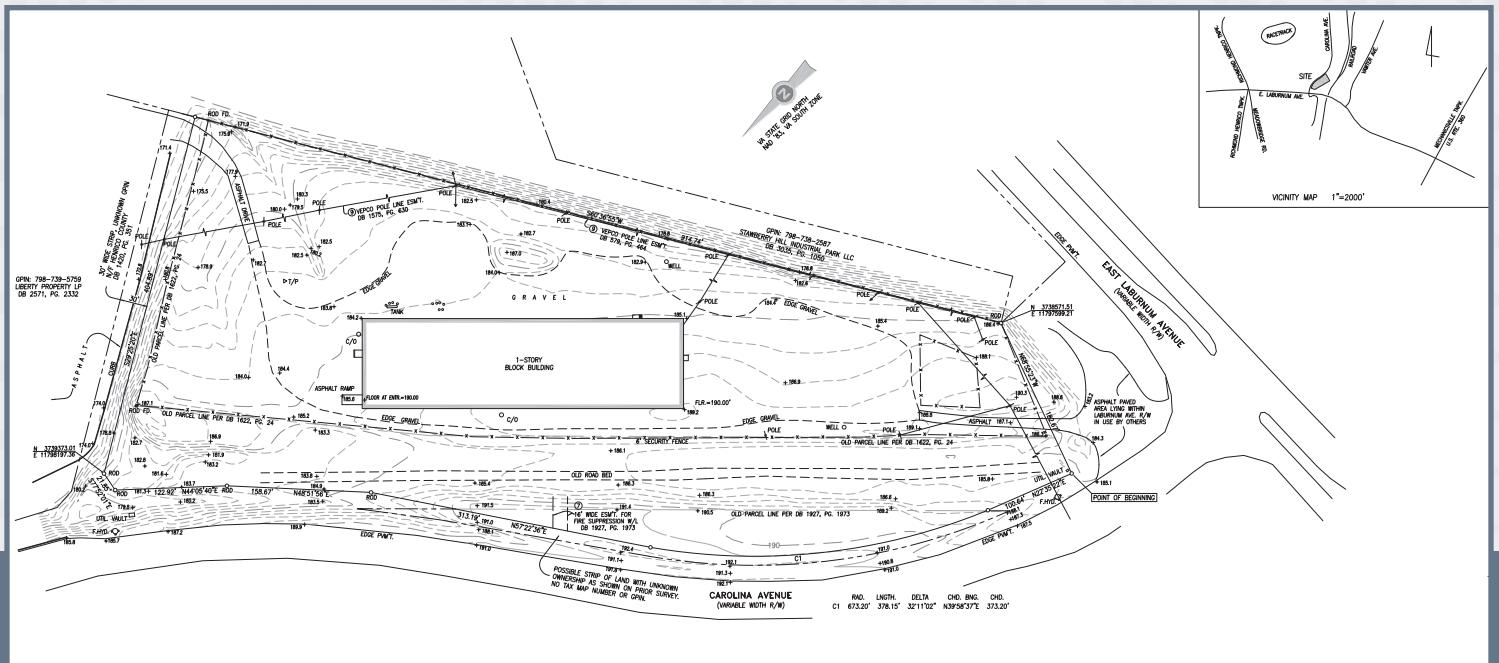
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*Source: <https://sweetieboytransport.com/>

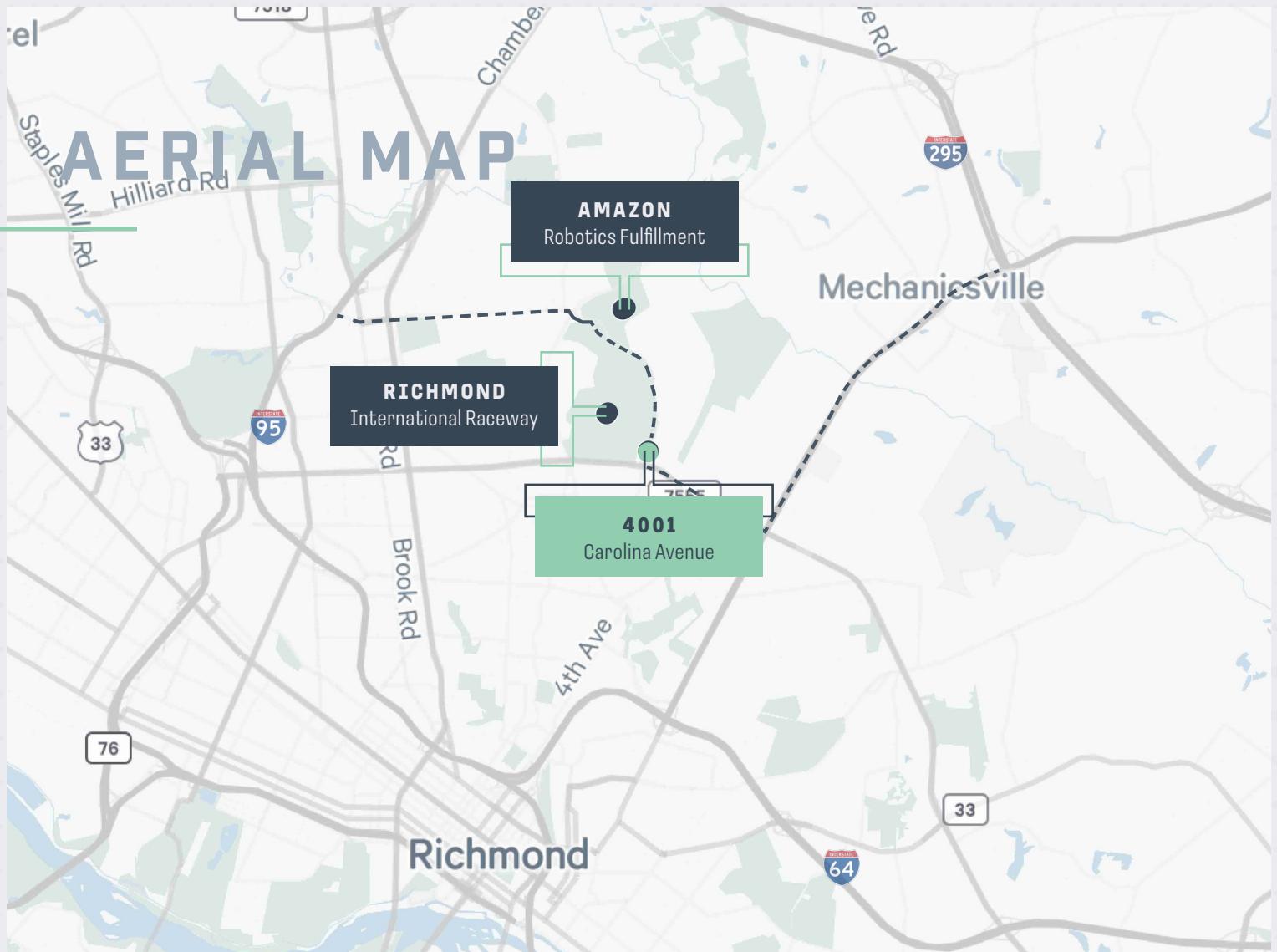
SITE PLAN



PROPERTY SURVEY



35,300± SF



Destination

Mileage | Time

I-95

3.4 Miles | 8 Minutes

I-295

5.3 Miles | 10 Minutes

Destination

Mileage | Time

City of Richmond

4.0 Miles | 14 Minutes

Richmond Int'l Airport

9.7 Miles | 15 Minutes

DEMOGRAPHICS



Population

1 Mile - 7,818
3 Mile - 79,740
5 Mile - 232,997



Population Growth

1 Mile - 0.95%
3 Mile - 0.18%
5 Mile - 0.72%



Avg. Household Income

1 Mile - \$68,883
3 Mile - \$81,538
5 Mile - \$94,077



Median Age

1 Mile - 37.9
3 Mile - 37.8
5 Mile - 34.1



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INVESTMENT SALE**

CBRE

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