

3350 20th Ave SE

NEWTON, NC 28658

FOR SALE - INVESTMENT | NNN LEASED



REDPART.COM

711 Central Avenue
Charlotte, NC 28204

DEVELOPMENT + BROKERAGE + MANAGEMENT

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Investment Overview

PROPERTY DETAILS:

ADDRESS: **3350 20th Ave SE,
Newton, NC 28658**

BUILDING AREA: **±25,137 SF**

SITE AREA: **1.61 acres**

PROPERTY TYPE: **Industrial / Warehouse**

OCCUPANCY: **100%**

LEASE TYPE: **NNN**

**ANNUAL BASE
RENT:** **\$119,400.75**

ASKING PRICE: **\$1,600,000**

CAP RATE: **7.46%**



FOR SALE: INVESTMENT ±25,137 SF INDUSTRIAL | NNN LEASED

- 25,137 SF industrial facility on 1.61 acres
- 100% occupied and NNN leased to Larsens, LLC
- 2.0% annual contractual rent escalations
- Approximately 0.5 mile from I-40
- Approximately 5.5 miles from US Highway 321
- Industrial / warehouse facility with strong regional access
- Permitted use includes industrial, warehouse, office and retail operations

Tenant & Lease Overview

TENANT PROFILE:

TENANT LEGAL NAME:	Larsens, LLC
COMPANY WEBSITE:	larsensinc.com
PERMITTED USE:	Industrial / Warehouse / Office / Retail

LEASE RESPONSIBILITY SUMMARY:

- Tenant reimburses Landlord for real estate taxes and property insurance.
- Tenant is responsible for general premises maintenance and grounds/landscaping, except items allocated to Landlord.
- Landlord is responsible for the roof, foundation, structural supports, exterior walls and capital replacements, except where caused by Tenant.



LEASE SUMMARY:

TENANT:	Larsens, LLC
PREMISES:	25,137 SF
LEASE TYPE:	NNN
LEASE COMMENCEMENT:	July 27, 2026
LEASE EXPIRATION:	July 27, 2029
INITIAL TERM:	3 Years
INITIAL BASE RENT:	\$4.75/SF
ANNUAL BASE RENT:	\$119,400.75
ANNUAL ESCALATION:	2.0%
RENEWAL OPTION:	One additional 3-year term
EARLY TERMINATION:	Tenant may terminate after 24 months with 6 months' prior notice





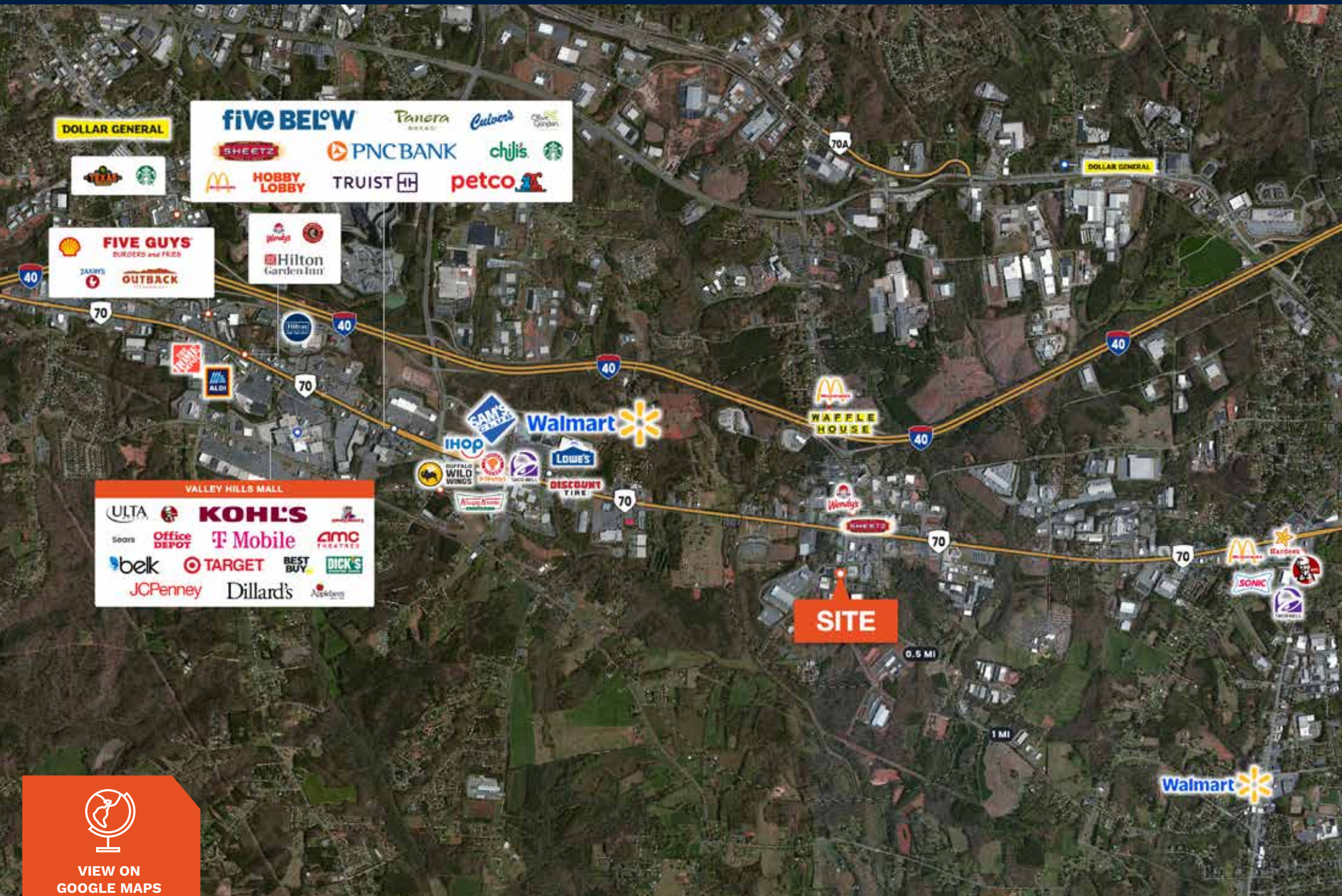


INDUSTRIAL RUBBER
SPECIALTIES, INC

±25,137 SF
NNN Leased

Location Map

3350 20TH AVE SE, NEWTON, NC 28658 | 7



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