

Warehouse Investment Opportunity



575 & 605 Sweeten Creek Industrial Park | Asheville NC
88,000/sf on 6.15/acre lot and 43,400/sf on 2.27 acre lot

**\$11,950,000 for 2
Warehouse Buildings**



575 Sweeten Creek Rd Bldg #1



ANNUAL NOI: \$875,991.96
CAP RATE: 7.3%

Warehouse Investment Opportunity: Bldg 1 - 88,000/sf on 6.15 acre lot
Bldg 2 - 43,400/sf on 2.27 acre lot
TOTAL WAREHOUSE / ACREAGE: 131,400/sf on 8.42 acres

Long-term lease with Plasticard-Locktech International, LLP
- Lease to run until 12/31/2033 with options

NO DRIVE-BYS, DO NOT DISTURB THE TENANTS
ALL APPOINTMENTS MUST BE SCHEDULED WITH LISTING AGENT

Pulliam Properties Inc.
James Wilson, Broker
1970 Hendersonville Rd

www.pulliamproperties.com
jwilson@pulliamproperties.com
Asheville, NC 28803

office: (828) 684-4344
mobile: (828) 768-7098

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- Annual Rent Increase of 2% or COLA, whichever is higher
- Near I-40 Sweeten Creek Exit (on ramp & off ramp)
- Public Water & Sewer
- Traffic Light on Sweeten Creek Road
- Very Nice Corporate Offices

Both Warehouse Buildings are fully conditioned



605 Sweeten Creek Rd Bldg #2

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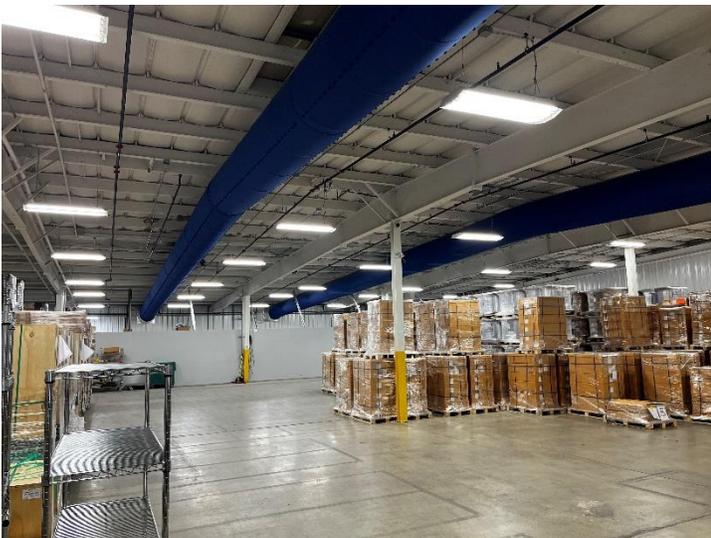
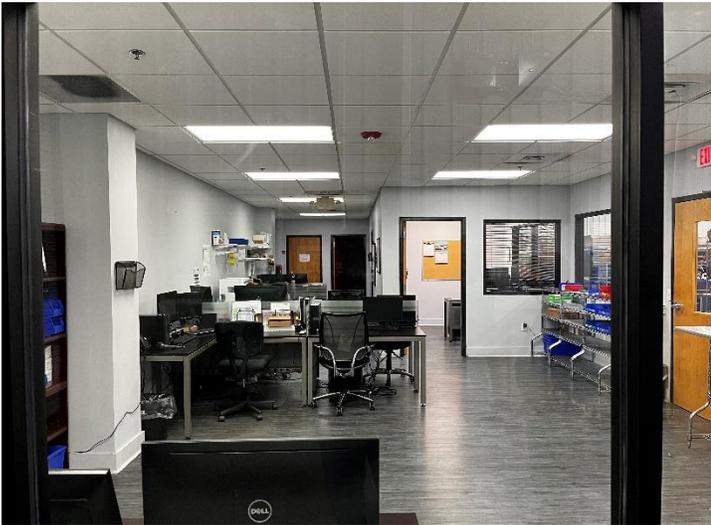
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575 Sweeten Creek Rd Pictures



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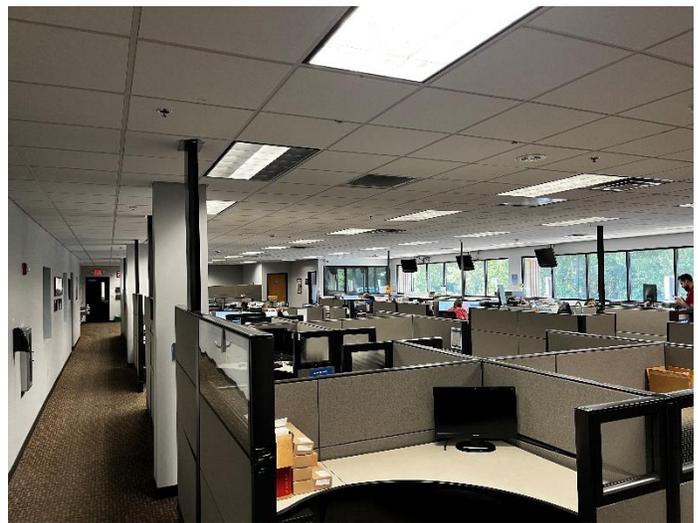
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