

# Investment Sale Opportunity Freestanding Flex/Industrial Building For Sale



834 Pine Avenue, Albany, GA 31701

## Property/Investment Details

- 4,200± sf flex warehouse on 0.23± ac lot
- 2,760± sf office / 1,440± sf warehouse
- Two (2) drive-in, roll-up doors
- Zoned C-3, City of Albany
- Fenced in lay-down yard
- Single-tenant Occupancy - AWC, Inc. ([www.awc-inc.com](http://www.awc-inc.com))
- Lease terminates on 3/31/27. Tenant has two 5-year Options.
- Landlord's maintenance and repair obligations are roof, foundation, and exterior walls. Landlord is further responsible for HVAC repair and maintenance over a \$1,500 annual cap. Tenant is responsible for all other costs including CAM, real estate taxes and insurance.
- NOI: \$36,771 with three percent (3%) annual rent escalations.
- Asking Price - \$459,000 (±8% cap rate)

## Tenant Overview



AWC, Inc. was founded in 1965 and is considered a leading provider of automation and control system solutions for manufacturing applications. AWC's 600+ employee's work with the world's leading technology brands to optimize US Manufacturing and Utility operations. Headquartered in Baton Rouge, LA, AWC provides services across the southeast through its ±33 office locations.

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

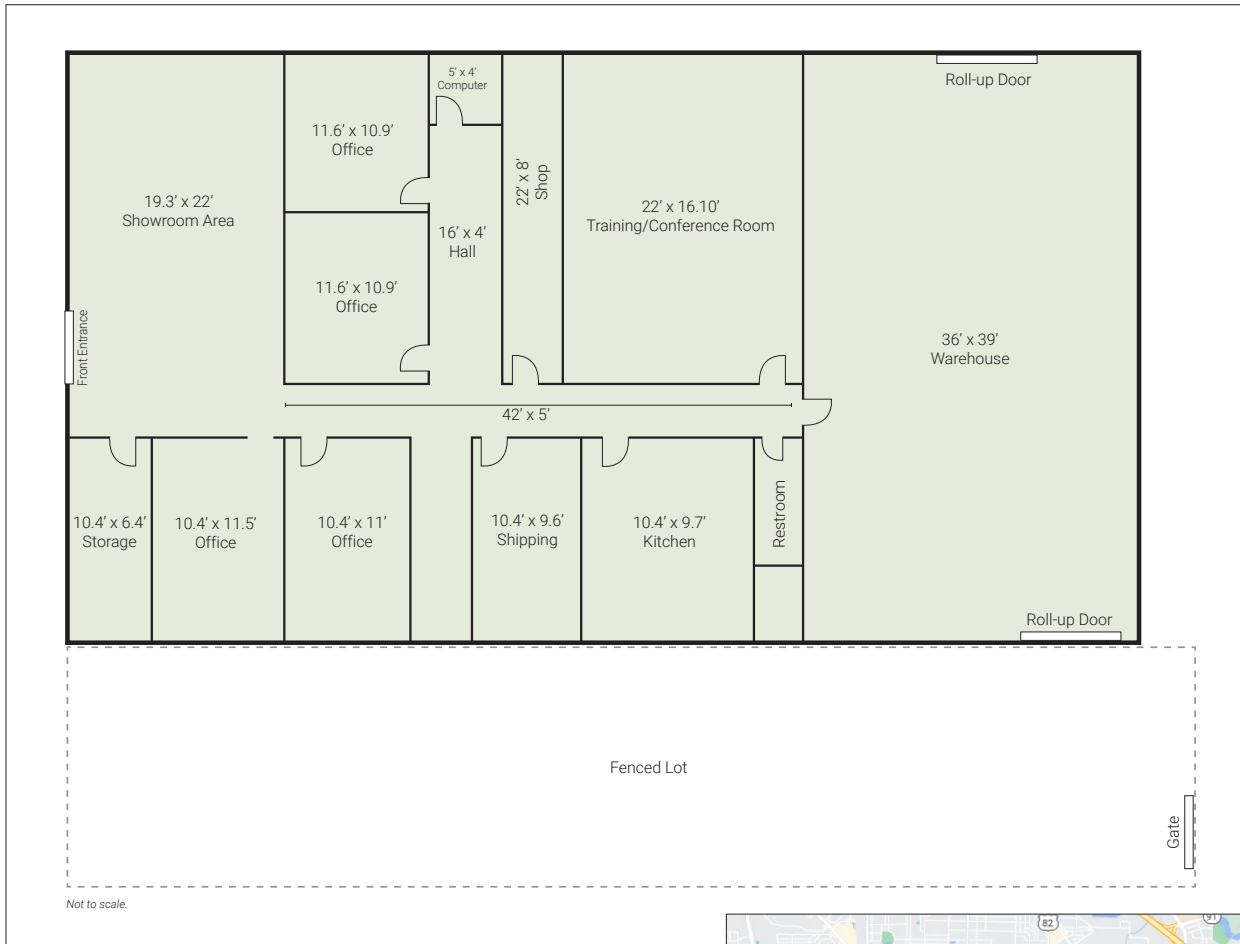
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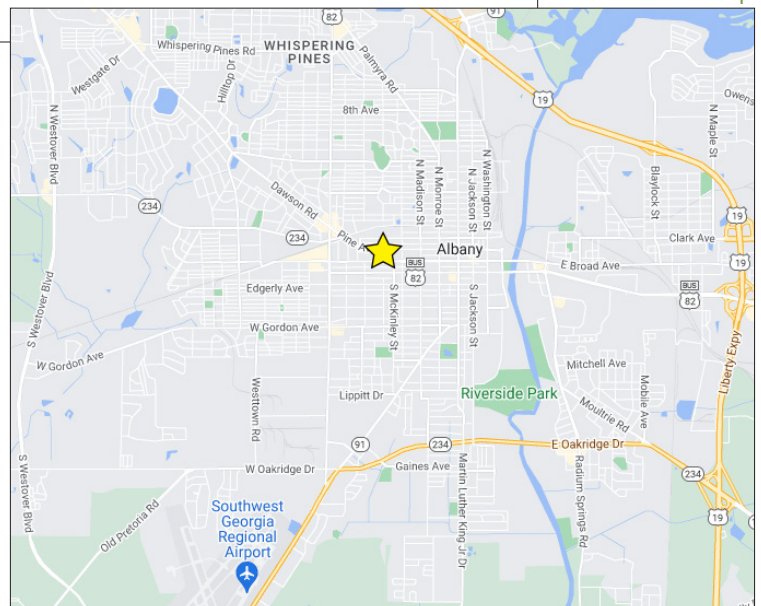
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Floor Plan



Location Map



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