



1120 North Main Street

Industrial Property **For Sale**

Presented By:

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NICK GONZALEZ

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1120 NORTH MAIN STREET

INDUSTRIAL PROPERTY FOR SALE



1120 NORTH MAIN STREET
RANDLEMAN, NC 27317

PROPERTY DESCRIPTION

±27,500 SF of functional warehouse space situated on 2.88 acres with installed 6" concrete pad driveway plus expansion potential on 2 undeveloped acres. Building 1 is majority conditioned and features 3 exterior drive-ins and newly renovated office space. Building 2 is fully conditioned and features 1 dock and 2 drive-ins. Ideal for a single owner user or multi-tenant facility or Seller will leaseback at \$10,000/mo NNN for a 5 year term – 2 miles from I-73.

PROPERTY HIGHLIGHTS

- ±27,500 SF across two structures
- ±2.88 acre site with potential expansion on 2 undeveloped acres
- Renovated office
- 1 dock, 5 drive-ins

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	2.88 Acres
Building Size:	±27,500 SF
NOI:	\$120,000.00
Cap Rate:	7.0%

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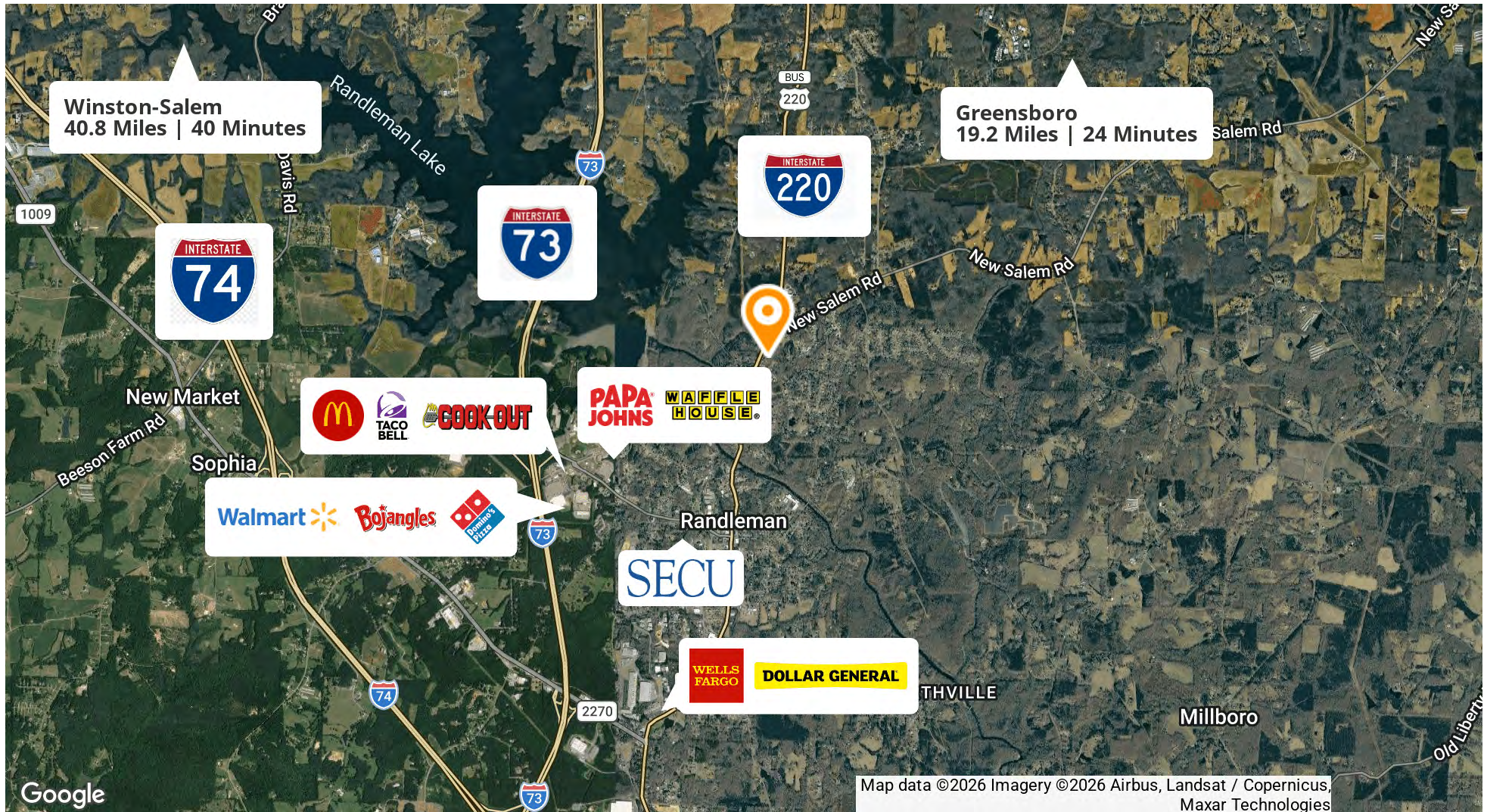
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LOCATION INFORMATION

Street Address	1120 North Main Street
City, State, Zip	Randleman, NC 27317

PROPERTY INFORMATION

Property Type	Industrial
Zoning	I-1 (2.63 AC), R-1 (0.23 AC)
Lot Size	2.88 Acres
Building Size	±27,500 SF
Number of Dock High Doors	1
Number of Drive in Bays	5
Year Built	1952



SALE PRICE: \$1,700,000

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