



Fully Leased, 7% CAP

NEW CONSTRUCTION FLEX FOR SALE
SERVICE RD. & HWY 421, YADKINVILLE NC

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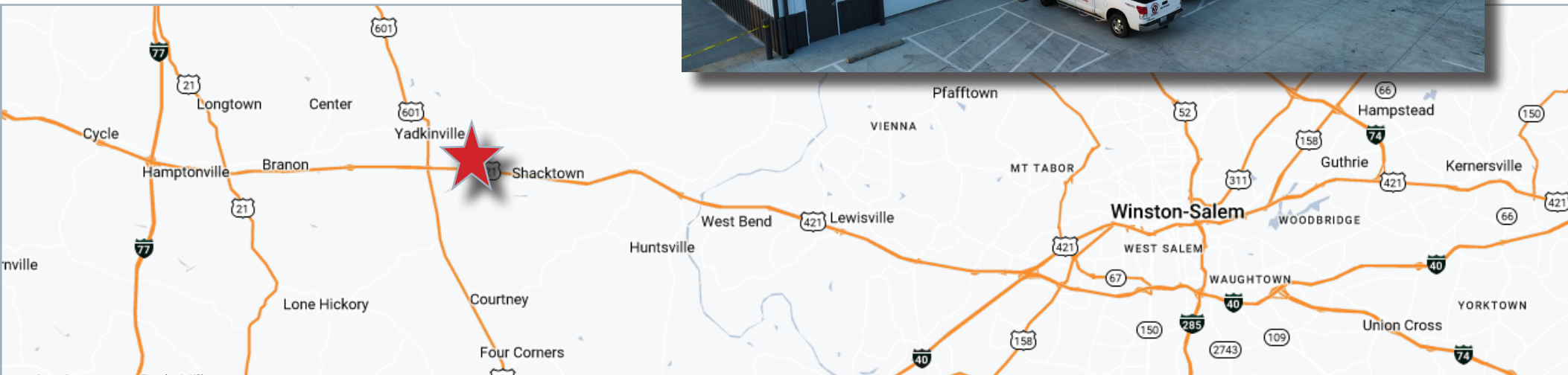
PROPERTY SUMMARY

ADDRESS: 6458 Service Rd.
Yadkinville, NC 27055

CAP RATE: 7%

OFFERING: \$2,871,429

- 15,500 +/- SF fully leased, new construction
- 3% annual rent increase on all leases
- Shared dock with many fully conditioned units
- HB zoning, with 3.47+/- AC additionally available for expansion
- Minimal Landlord responsibilities
- 14' drive-in doors, 16'-19' clearing height





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Mileage to Major Interstates/Airports



< 1 mile



16.5 miles



24.4 miles



12 miles



45 miles

Piedmont Triad Intl. Airport: 55 miles

Charlotte Douglas Airport: 67 miles