

FREEMAN | COMMERCIAL REAL ESTATE



FOR SALE

**NEW CONSTRUCTION FLEX
FULLY LEASED, 7% CAP**

HWY 421/SERVICE RD
YADKINVILLE, NC 27055

+ 1.249 +/- AC, 15,500 +/- SF

+ HB zoning, with 3.47 +/- AC additionally available for expansion



LEE CHEWNING
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DISTANCE TO

HWY 421	<1 MILE
INTERSTATE 77	12 MILES
INTERSTATE 40	16.5 MILES
HIGHWAY 52	24.4 MILES
INTERSTATE 85	45 MILES
PTI AIRPORT	55 MILES
CLT DOUGLAS AIRPORT	67 MILES

PROPERTY OVERVIEW

LOCATION	6458 Service Rd., Yadkinville NC
PARCEL ID	132455
TOTAL ACREAGE	1.249 +/- AC
TOTAL SF	15,500 +/- SF
YR BUILT	2024
ZONING	HB
TENANCY	Fully leased, 3% annual increases on all leases
CAP RATE	7%
SALE PRICE	\$2,871,429

HIGHLIGHTS

The Service Road property features multiple fully conditioned units with a shared dock, drive-in doors and clear heights ranging from 16-19 ft. An additional 3.47± acres is available for future expansion. It is fully leased with minimal landlord responsibilities.

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FULLY LEASED FLEX, 7% CAP | 6458 SERVICE RD.

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