For Sale
Income Property
$590,000

2753 & 2785 US Hwy 220 Business S. Asheboro, NC

$590,000

Directions: Hwy 220 South to the south side of Asheboro. Exit on McDowell Road, turn left and follow until dead ends into Hwy 220 Business South. Turn right on 220 Business South. Building is on the left.

Rick Baker
CCIM, Broker
rbaker@bipinc.com
P: 336.544-8013
• 18,575 +/- SF flex building
• 13,575 +/- SF main building
• 5,000 +/- SF warehouse
• Acreage—2.39 +/- acres
• Parking—40 +/- spaces
• Zoned—B-2 (General Business)
• Offices, shop/production area and warehouse
• Gas fired 10 ton heating and cooling system
• 3 roll up drive-in doors
• 2 dock-high doors
• 220 volt, 3-phase electrical
• Electrical power conditioner to “purify” electric service and avoid fluctuations
• 16’ - 18’ ceiling heights in warehouse
• Metal halide lights
• Warehouse is heated and cooled
• Buildings have 5” + concrete floors
• Years built—Bldg 1—1989, Addition—1996
  —Bldg 2—2004
• Buildings are in good condition, well maintained

Long term tenant—stable printing company
5 years remaining on lease
NOI—$48,270
Cap rate—8.18% based on asking price of $590,000
Asking price is based on May 2013 Appraisal