

BROKERAGE • DEVELOPMENT • INVESTMENTS

356 Peachtree Street Pelham, GA 31779

Industrial Investment Income Property with
11 Years Remaining, 7.8% Cap Rate

Property Type	Flex Space, Investment, Warehouse
Status	For Sale
Sale Price	\$1,015,000
Acreage	+/- 6.4 Acre(s)
Square Feet	+/- 51,700 Square Feet
Zoning	General Commercial
County	Mitchell
Tax Map	P0150-155-000, P0150-155-B00, P0160-104-000



AGENT CONTACT



GARY KIRBY

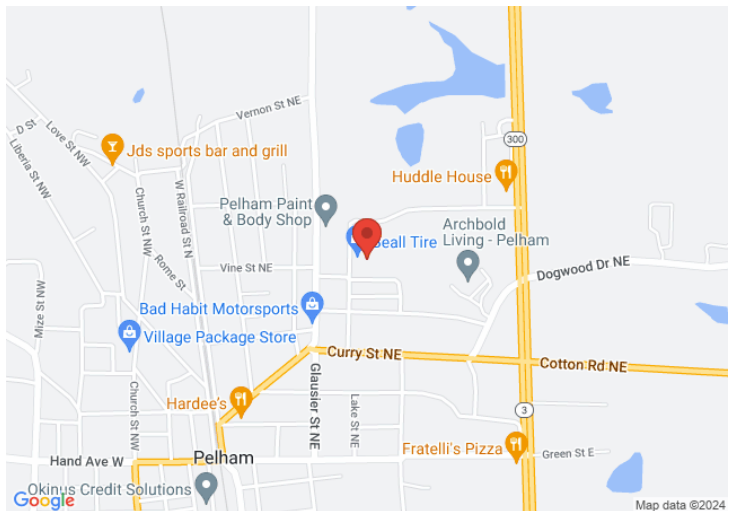
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PROPERTY FEATURES

- NNN Lease in place with 11 years remaining on initial term
- Tenant is national tire wholesaler with multiple sites
- 7.8% CAP Rate
- \$79,200 NOI beginning in July 2024 with 10% increases every 2 years (currently \$72,000)
- 51,700 SF of industrial warehouse with multiple docks on 6.4 acre lot for parking, yard use, industrial outdoor storage (IOS), or warehouse expansion of 40-50K SF
- 6.4 acres includes 4.07 acre separate parcel with significant road frontage not encumbered by current lease which can be developed for additional income opportunity or owner use
- Listing co-represented by Terry Howe & Associates, Inc. - 864-268-4399 - <https://terryhowe.com/>



*All information contained herein has been obtained from sources deemed reliable,
but we cannot guarantee it. It is also subject to change without notice.*

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PHOTOS



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