

FOR SALE

FULLY LEASED FREESTANDING FLEX BUILDING

BUILDING SIZE: 14,473 SF

LOT SIZE: 1.75 Acres

YEAR BUILT: 1994

CEILING HEIGHT: 18' Clear

LOADING: Drive-In Doors

AVAILABILITY: 100% Leased

SALE PRICE: \$1,200,000

**125
NOVA
DRIVE**

MORRISVILLE, NORTH CAROLINA 27560



FOR MORE INFORMATION CONTACT:

Bryan Everett, SIOR

First Vice President

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Sold \$1,040,000 Add to Db are

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FOR
SALE

125 NOVA DRIVE

MORRISVILLE, NORTH CAROLINA

BUILDING FEATURES

- :: **Type:** Freestanding Flex
- :: **Building Size:** 14,473 SF
- :: **Lot Size:** 1.75 Acres
- :: **Year Built:** 1994
- :: **Ceiling Height:** 18' Clear
- :: **Power:** 3-Phase
- :: **Loading:** Drive-In Doors
- :: **Parking:** Fenced Security Lot with Abundant Paved Striped Parking
- :: **PIN#:** 0756418744
- :: **2014 Property Taxes:** \$9,027
- :: **Layout:** Approximately 10% Office with Balance Storage/Warehouse
- :: **Tenant:** Fully Leased to Loomis Fargo, a National Credit Tenant
- :: **Lease Terms:**
 - Monthly Rent - \$7,548.00, NNN
 - Lease Expiration - April 30, 2017
 - Termination Option - Tenant can Exercise November 1, 2015 with 180 Days Written Notice
 - Renewal Option - None



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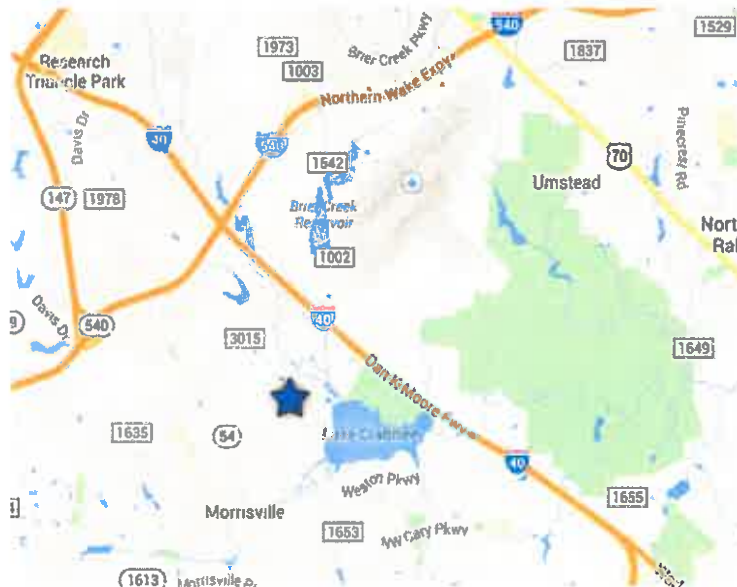
**125
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PARCEL
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LOCATION



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