

FOR SALE

# INDUSTRIAL INVESTMENT ADJACENT TO RTP

2421

S. ALSTON AVENUE  
Durham, NC 27713



## PROPERTY FEATURES

- + 12,000 square foot warehouse building
- + Unit A leased to Daehan Express:
  - 4,000 sq. ft.
  - Lease expires July 31, 2021
  - \$24,000 (\$6.00/SF) annual rent
    - \$2,000 monthly rent
  - Landlord responsible for taxes, insurance, water, sewer, landscaping
- + Unit B leased to TDP Transport CLT, LLC:
  - 4,000 sq. ft.
  - Lease expires January 31, 2021
  - \$43,260 (\$10.82/SF) annual rent
    - \$3,605 monthly rent
  - 3% annual escalations
  - Landlord responsible for taxes, insurance, sewer, landscaping
- + Unit C leased to Dash Courier Service, LLC:
  - 4,000 sq. ft.
  - Lease expires March 31, 2023
  - \$40,788 (\$10.20/SF) annual rent
    - \$3,399 monthly rent
  - 3% annual escalations
  - Landlord responsible for taxes, insurance, sewer, landscaping
- + Located on 1.901 acres
- + Zoned Light Industrial (IL(D))
- + Three (3) 8' x 8' dock-high doors and three (3) 14' x 10' drive-in doors; one (1) dock-high door and one (1) drive-in door per 4,000 square foot unit
- + +/- 0.80 acre fenced outside storage area
- + +/- 25 parking spaces
- + Metal exterior construction
- + Located just off NC Hwy. 55, minutes from NC Hwy. 147, I-40, Downtown Durham, the Research Triangle Park and RDU International Airport
- + \$108,048 Gross Operating Income
- + Operating Expenses:
  - \$7,154 Taxes
  - \$2,747 Insurance
  - \$1,788 Water and sewer
  - \$2,400 Landscaping
- + \$93,959 Net Operating Income
- + \$1,212,374 sale price (7.75% cap rate)

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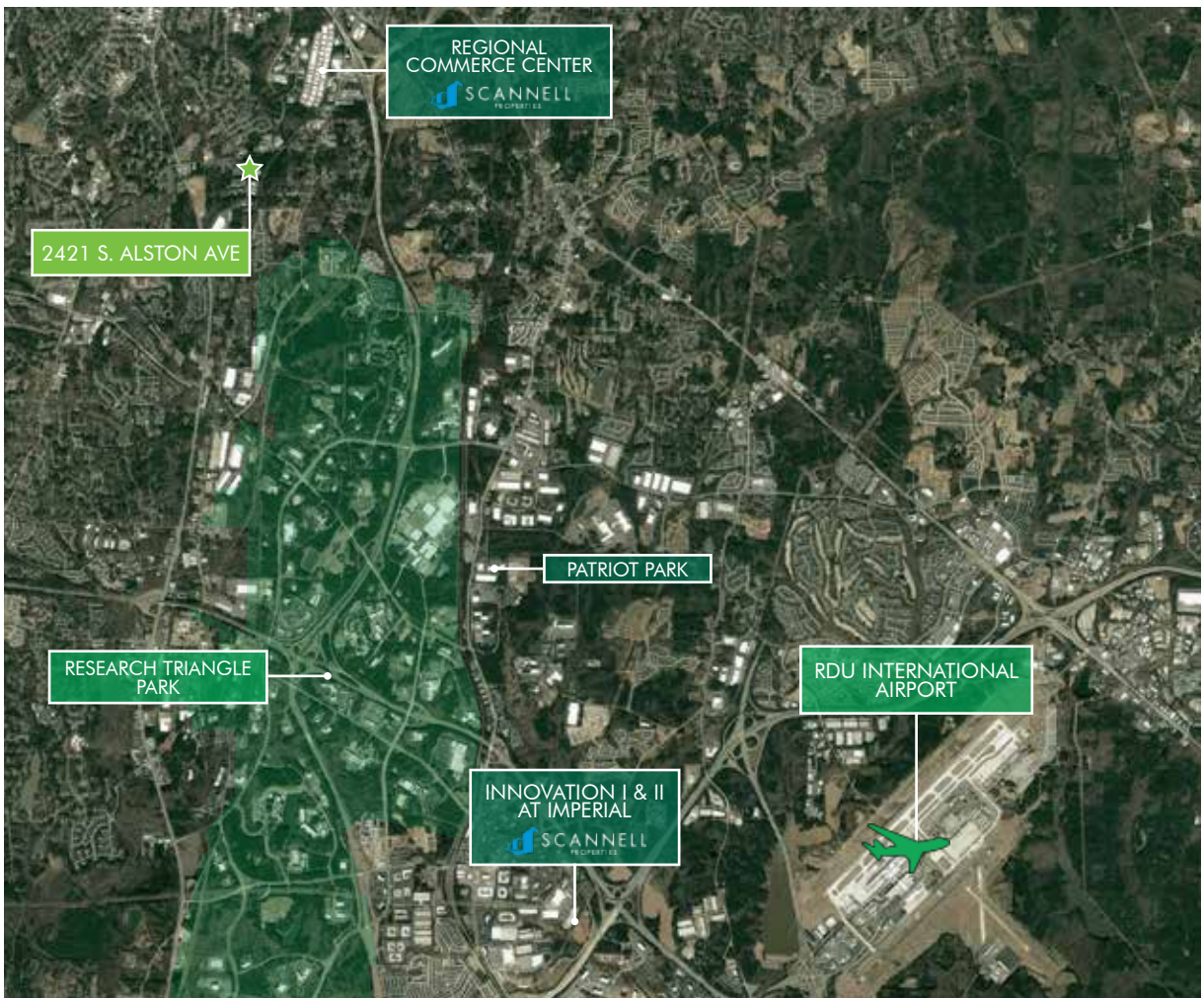
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## PROPERTY AERIALS

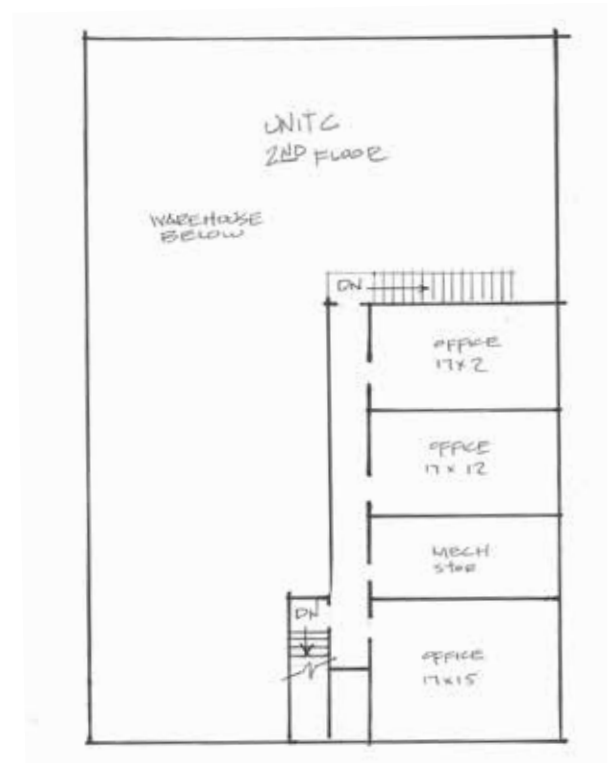
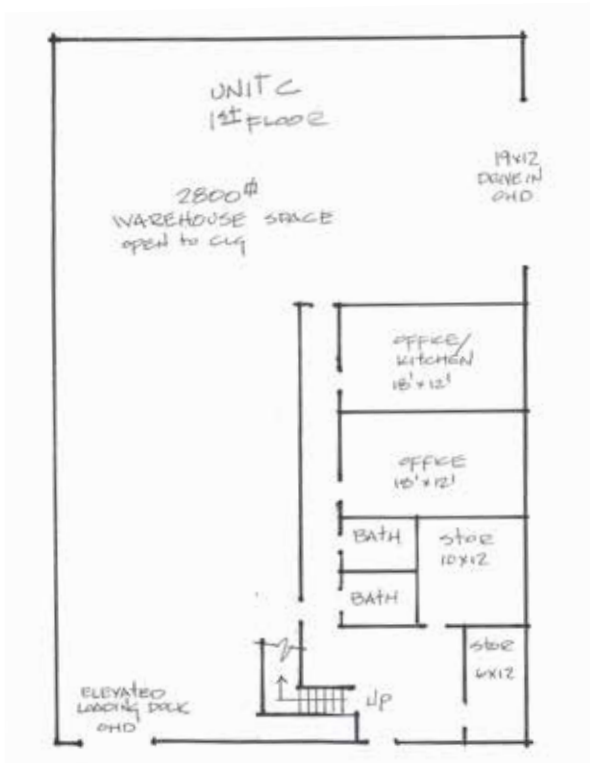
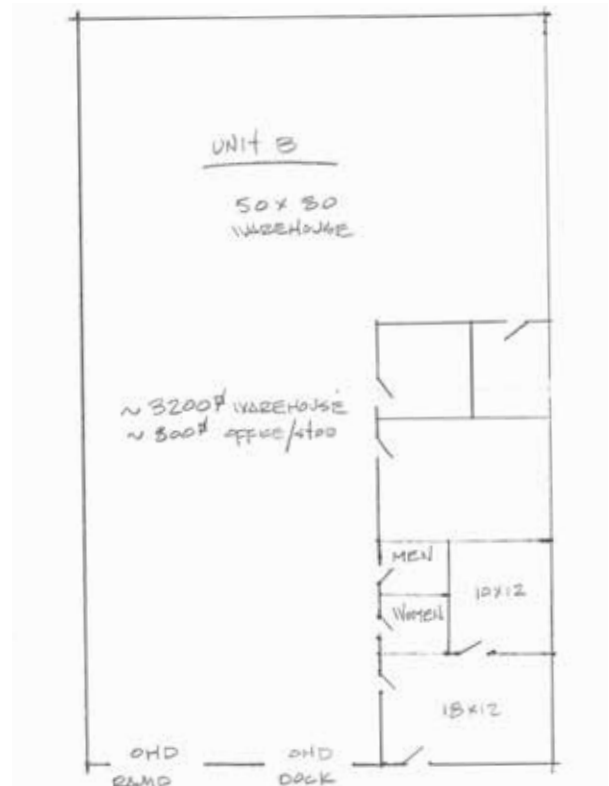
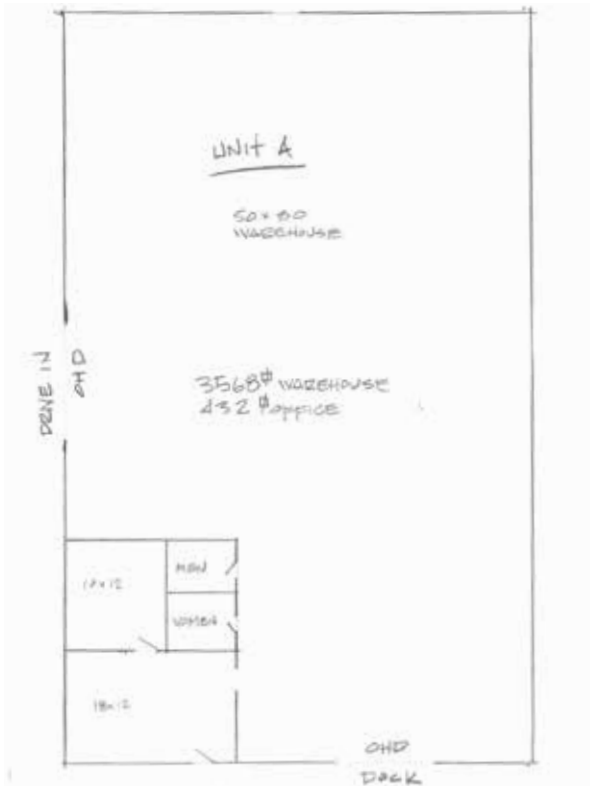


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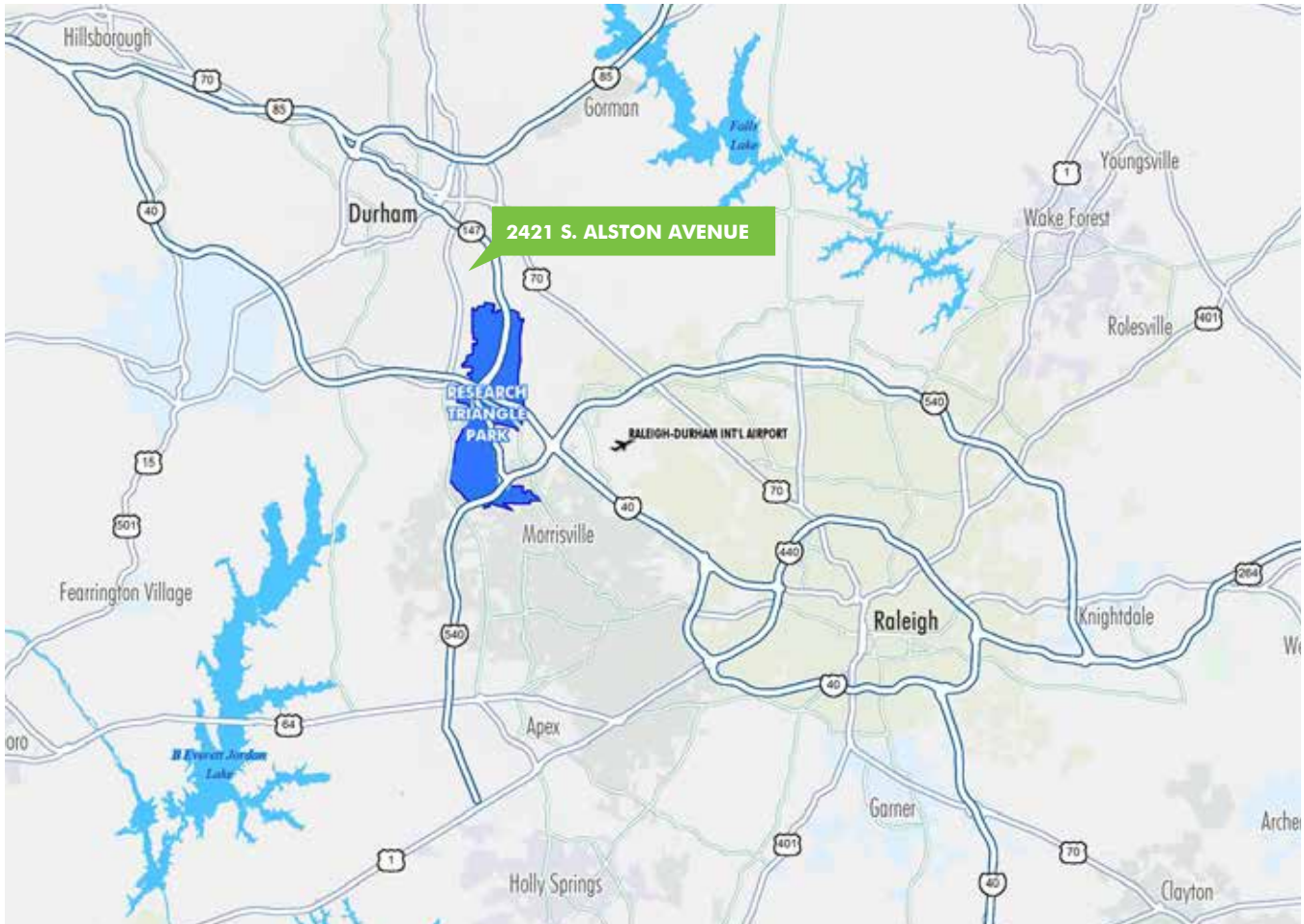


## FLOOR PLANS



# FOR SALE INDUSTRIAL INVESTMENT

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## CONTACT US

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(Broker holds ownership interest)

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