

Improved Sale No. 2



<u>Property Identification</u>	4893
Record ID	Industrial, Office/Warehouse
Property Type	Atlantic Hydraulics
Property Name	3308 Lee Avenue, Sanford, Lee County, North Carolina 27332
Address	The northwest corner of Lee Avenue and Snyder Street
Location	9651-85-1592-00
Market Type	
<u>Sale Data</u>	
Grantor	Murrill Foundation Inc
Grantee	SFT Holdings, LLC
Sale Date	October 28, 2019
Deed Book/Page	1548/248
Property Rights	Fee Simple
Marketing Time	1 Month
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Copy of Contract; Other sources: Public Records, Confirmed by Elizabeth Daves
Sale Price	\$650,000
Cash Equivalent	\$650,000
<u>Land Data</u>	
Land Size	3.320 Acres or 144,619 SF
Front Footage	Lee Avenue; Snyder Street;

Zoning	LI, Light Industrial
Topography	Generally Level
Utilities	All Public Available
Shape	Rectangular
Flood Info	Zone X

General Physical Data

Building Type	Single Tenant
Gross SF	30,000
Construction Type	Steel and Masonry
Roof Type	Flat
HVAC	100%
Sprinklers	100%
Floor Height	16'6"
Year Built	1973

Indicators

Sale Price/Gross SF	\$21.67
Floor Area Ratio	0.21
Land to Building Ratio	4.82:1

Remarks

This is the sale of an industrial building in Sanford, North Carolina. It was occupied by an ammunitions manufacturer but is being purchased by a hydraulics company which will owner-occupy the building. The space is mostly warehouse space with less than 1% office space. The purchasers intend to add office space and renovate the property.

There are two loading dock doors (8x8) and two grade level doors (12x15 and 8x8).