



521 Milling Road

Industrial Property **For Sale / Lease**

Presented By:

KATIE HAYES

336.473.0206
katie@ltpcommercial.com

TARYNE SEATZ

828.406.6858
tseatz@ltpcommercial.com

521 MILLING ROAD

INDUSTRIAL PROPERTY FOR SALE / LEASE

**521 MILLING ROAD**
MOCKSVILLE, NC 27028**PROPERTY DESCRIPTION**

±185,742 SF available in Mocksville on 18.0 acres, offering ample space for outdoor parking and storage. The building features ±16' clear ceiling heights, multiple dock/drive-in doors, a new roof and is fully sprinklered. The property is served by public water and sewer and equipped with 3,200 amps of 277/480-volt, 3-phase power. Strategically located less than 4 miles from I-40, 2 miles from Highway 64, and under 1 mile from Highway 158, the property is approximately 1 hour to Charlotte and 30 minutes to Winston-Salem. Ownership is willing to modify, improve, or customize the property, including the addition of dock or drive-in doors, subject to acceptable lease terms. Estimated NNN charges: ±\$0.59/SF.

OFFERING SUMMARY

Sale Price:	\$5,600,000
Lease Rate:	\$3.40 - 3.95 SF/yr (NNN)
Vacant:	±17,000 - 59,488 SF
Leased:	±55%
Building Size:	±185,742 SF
Lot Size:	18 Acres
NOI Pro Forma NOI:	\$331,915 \$559,415
Cap Rate Pro Forma Cap Rate:	5.92% 9.98%

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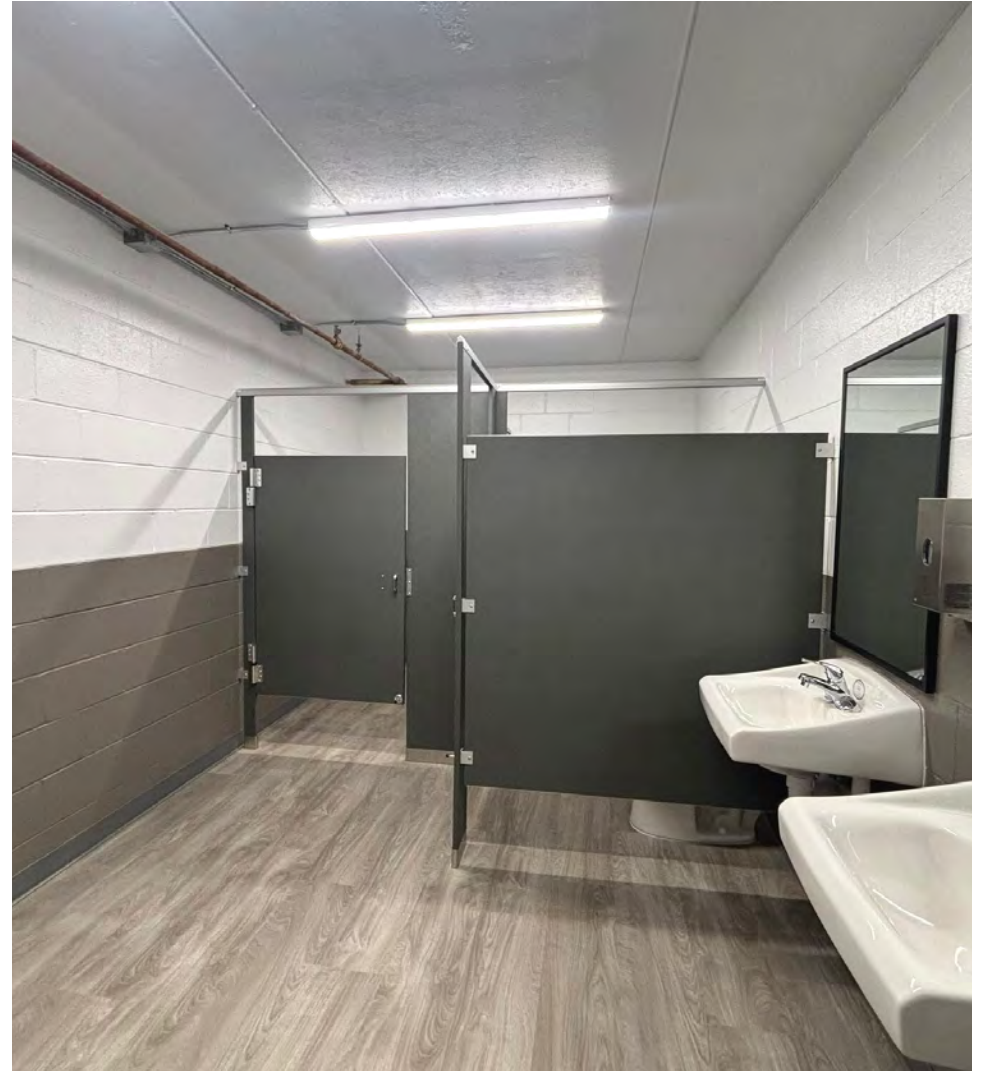
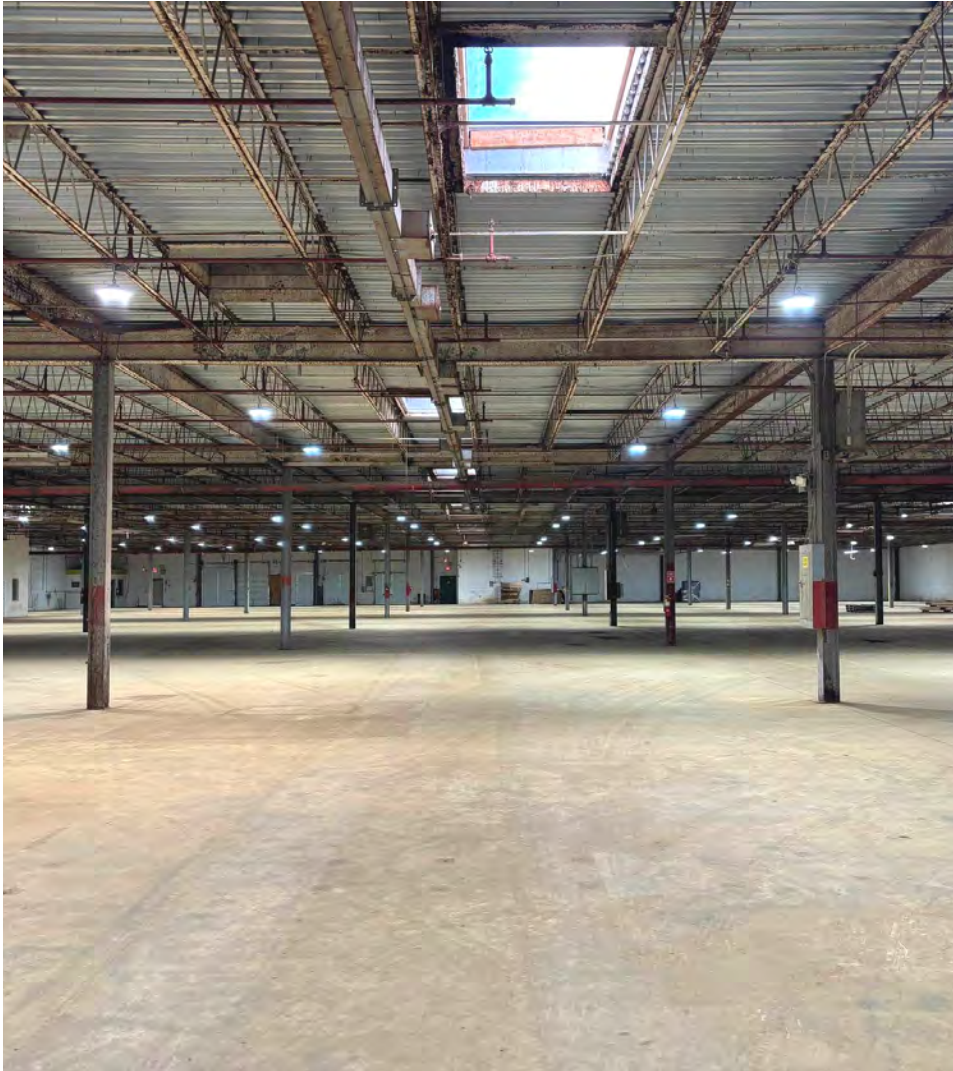
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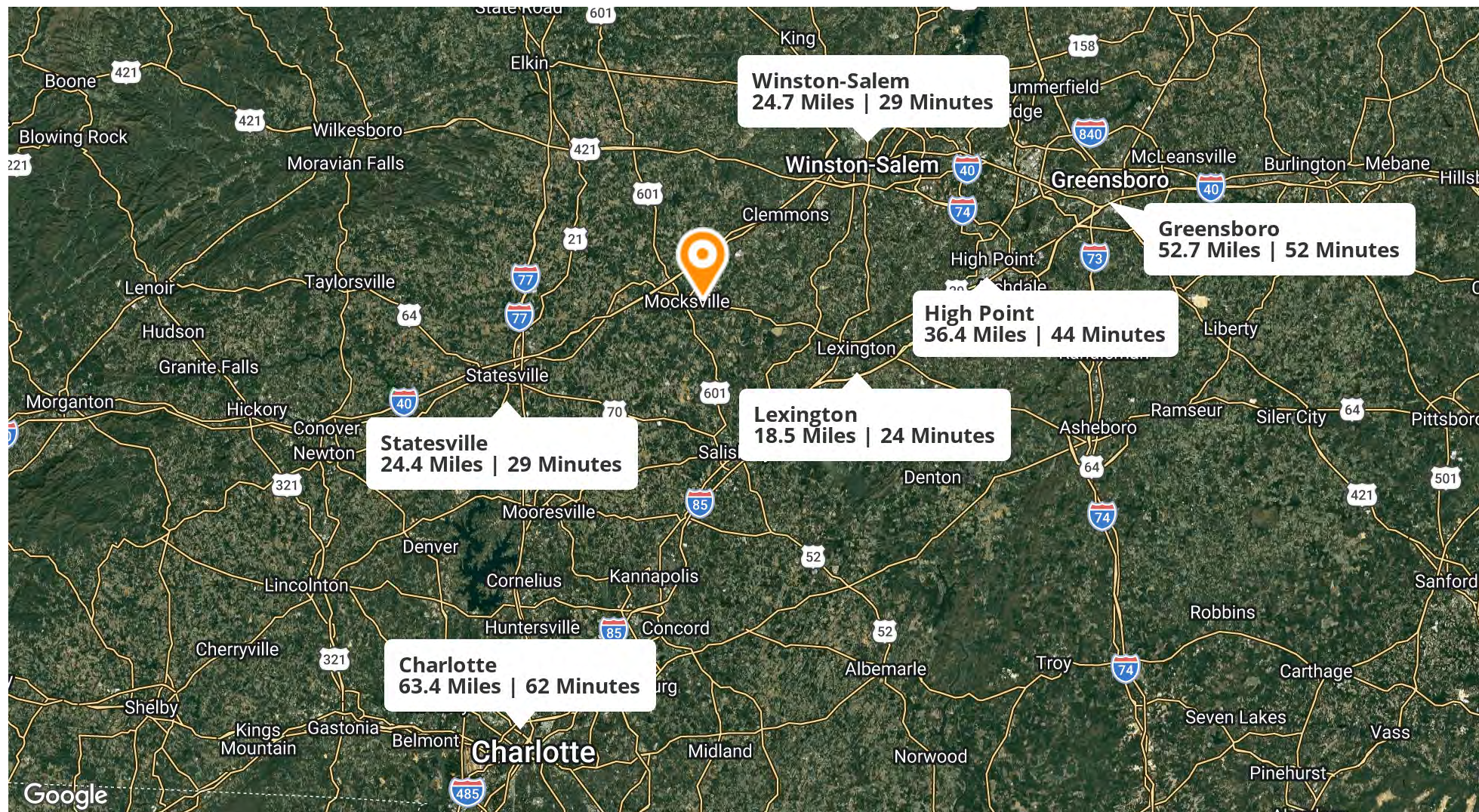
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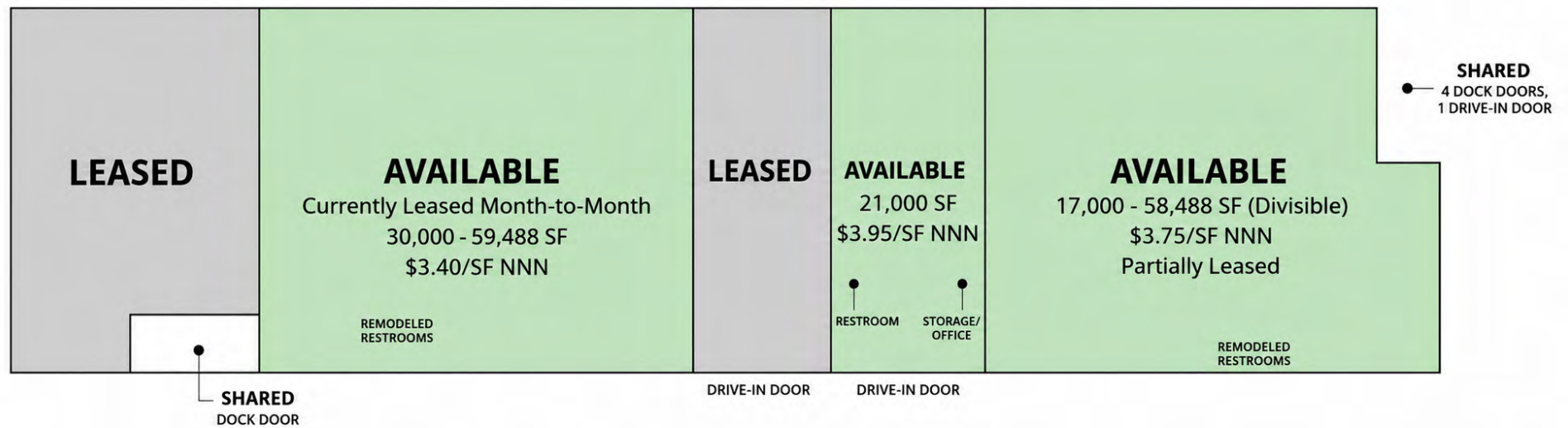
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206 West Fourth Street, Winston-Salem, North Carolina 27101 // 336.724.1715 // **LTPcommercial.com**

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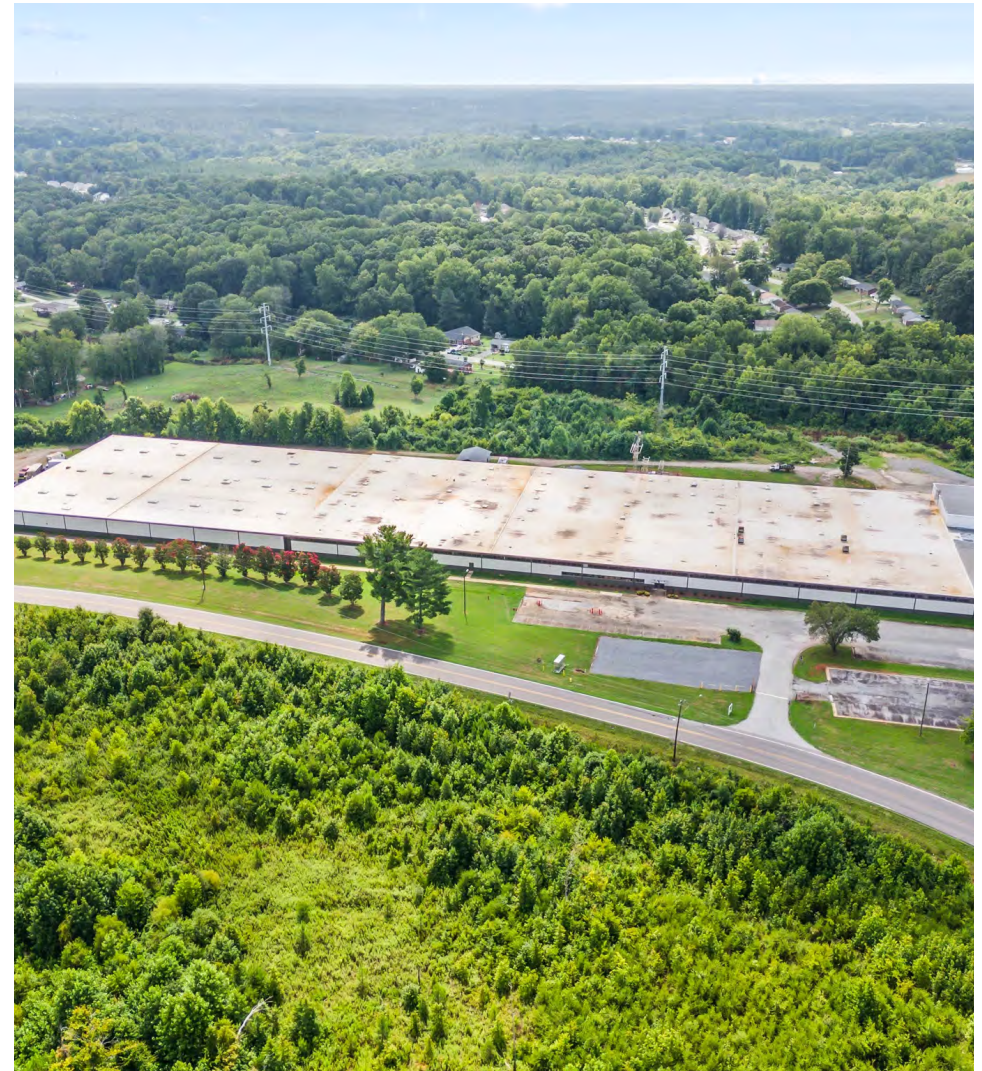
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PROPERTY INFORMATION

Property Type	Industrial
Lot Size	18 Acres
Building Size	±185,742 SF
Number of Dock High Doors	7
Number of Drive in Bays	4
Roof	Brand new, under warranty
Ceiling Height	16'
Column Spacing	30' - 40'
TICAM + Utilities	±\$0.59/SF
Currently Leased	55%
NOI	\$331,915
Pro Forma NOI	\$559,415
Cap Rate	5.92%
Pro Forma Cap Rate	9.98%
LEASE RATE:	\$3.40 -3.95 SF/YR (NNN)
SALE PRICE:	\$5,600,000



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