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INDUSTRIAL INVESTMENT SALE

116 BELK COURT • BLYTHEWOOD, SOUTH CAROLINA

A

CLASS A INDUSTRIAL
WAREHOUSE

70,757

SQUARE FEET

\$4,250,000

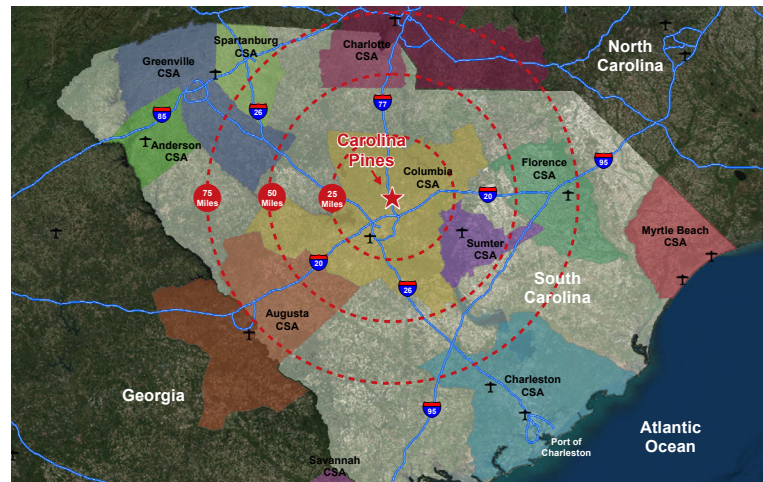
PRICE

7.5%

CAP RATE

INVESTMENT HIGHLIGHTS

- Class A Industrial Warehouse within **Carolina Pines Industrial Park**
- Two-tenant: Selling tenant has **12 years remaining**
- Building located on **±8.64 acres** with ability to add **±70,000 SF** - utilities in place
- Excess land currently leased to neighboring tenant for tractor trailer storage
- Building recently painted and parking lot re-striped
- **60** parking spaces
- M-1 Zoning, built in 2007



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