

INDUSTRIAL FOR SALE

NNN - INDUSTRIAL - 6% CAP

5107 Unicon Dr, Wake Forest, NC 27587



OFFERING SUMMARY

SALE PRICE:	\$1,541,434
NUMBER OF UNITS:	5
CAP RATE:	6.0%
NOI:	\$92,486
RENTABLE SF:	8,000 SF
YEAR BUILT:	2001
BUILDING SIZE:	26,000 SF
ZONING:	LI
MARKET:	Durham

PROPERTY OVERVIEW

NET LEASED INVESTMENT - 8,000 SF INDUSTRIAL-FLEX SPACE. This portfolio consists of five (5) units in South Forest Business Park. Property includes two (2) - 2,000 SF (40' x 50') unconditioned flex-warehouse spaces, each with a 14' high roll up door and restroom and three (3) units built out as office and storage space, each with a restroom (floor plans vary. Tenants responsible for all utilities. Water is included with association fees. Association fees also include roof and structure. 6% CAP (2022). \$92,486 NOI (2022).

PROPERTY HIGHLIGHTS

- 5 Leased Units
- NOI = \$92,486 (2022)
- Cap Rate = 6% (2022)
- Water Included with Association Fees
- Tenants Pay Utilities

KW COMMERCIAL
245 NC-54 Suite 101
Durham, NC 27713

VANDAN GANDHI, CCIM
Commercial Broker
0: 919.475.5769
van.kwcommercial@gmail.com
NC #247850

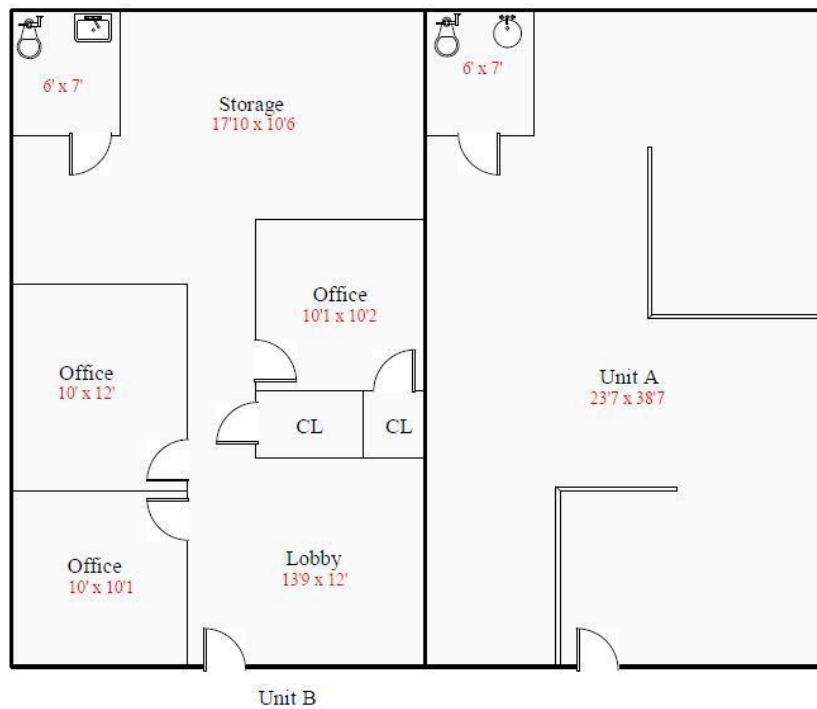
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Each Office Independently Owned and Operated

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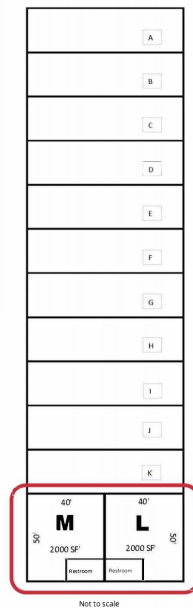
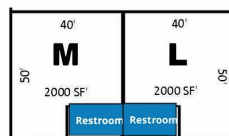
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5107 Unicon Dr, Units L & M

- 2,000 SF Flex-Warehouse Space (Conditioned)
- Dimensions: 40' x 50'
- Ceiling Height: 17'-21" (Sloped)
- Roll Up Door: 14'
- Restroom in Each Unit (9' x 7')



Not to Scale

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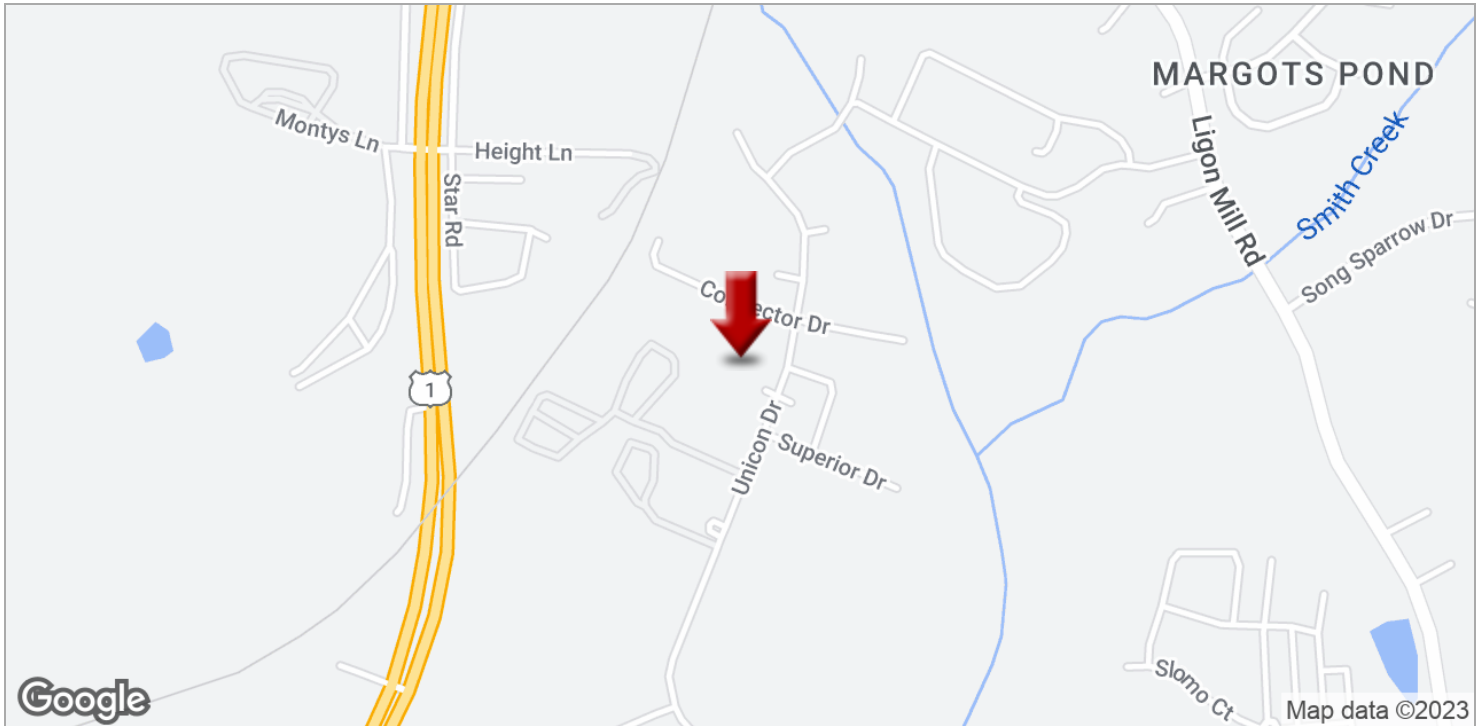
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