

# CLASS A OFFICE WITH USDA TENANT WEST OF CHARLOTTE ASKING \$2.25m



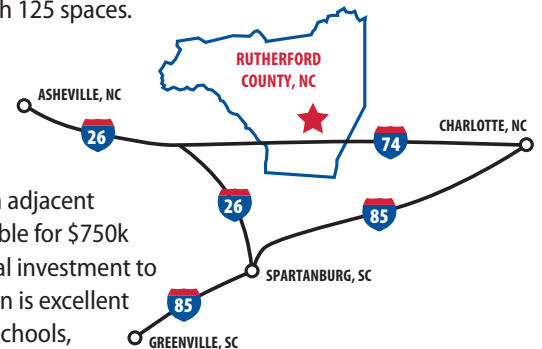
## Investment Highlights:

- 16,000 SF Class A Building located in Rutherford County, NC
- 1st floor leased by USDA with 5 year firm term
- 2nd floor available for lease 8,500 SF
- Purchase includes 3.5 acres; 10.5 acres available for \$750k
- USDA lease generates \$125k annually; covers all building operating costs
- Average Daily Traffic Count 14,000+ vehicles per day
- 6.38% cap rate when fully leased with \$143k NOI
- Charlotte, Asheville, Greenville, SC Airports 1 hour drive; Rutherford County Airport minutes away

**The Rutherford Business Center** is located in Rutherfordton, NC, just one hour west of Charlotte, NC. This Class A Commercial Office building is available for purchase for \$2.25m. The USDA occupies the first floor where it has a five year lease generating \$125k annually, enough to pay a mortgage note or the building operating expenses. The second floor, consisting of 8,500 SF, is available for lease. It is suitable for a corporate office, research & development center, contact or call center, tech center, or any other application. The new \$650m Facebook Data Center is just minutes away.

This 500 West Street building has a lobby on each floor, modern Schindler elevator, Carrier HVAC roof units with zone control, open floor plan, executive offices, conference rooms, high ceilings with natural light, full kitchen and break room, access control, and lighted parking field with 125 spaces.

The \$2.25m building purchase includes 3.5 acres with an adjacent 10.5 acres available for \$750k bringing the total investment to \$3m. The location is excellent with shopping, schools, restaurants, highways, and new "Rails to Trails" hiking & biking path all nearby. Brokers are invited, and protected. Contact us for more information.



Facebook Data Center in Rutherford County, NC

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