

INDUSTRIAL INVESTMENT OPPORTUNITY

117 WOODWINDS INDUSTRIAL COURT | CARY, NC 27511



BUILDING + LAYDOWN YARD | IN-PLACE CASH FLOW

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

INVESTMENT OVERVIEW

ADDRESS	117 Woodwinds Industrial Ct Cary, NC 27511
BUILDING SIZE	±3,346 SF (±2,091 Heated SF ±1,255 Unheated SF)
ACREAGE	0.82 acres
YEAR BUILT	1987
NOI	\$65,563.62 annually
CURRENT RENT	\$5,463.64/month
ESCALATIONS	3% annually
SALES PRICE	\$971,313
CAP RATE	6.75%
TENANT	M.A.S. Towing & Recovery, LLC
LEASE TYPE	NNN
TENANT RESPONSIBILITIES	Taxes, Insurance, CAM, Utilities, HVAC maintenance/repair/replacement, parking lot maintenance, interior repairs and maintenance, plumbing, electrical, fixtures, doors, windows, flooring, pest control
LANDLORD RESPONSIBILITIES	Roof, Foundation, Structure, Exterior walls, Building systems not caused by Tenant damage or misuse
LEASE TERM	5 Years
OPTIONS	One (1) additional 3-year option (greater of FMV or 103% over prior year)
LEASE COMMENCEMENT DATE	June 12, 2023
LEASE EXPIRATION DATE	June 30, 2031

\$971,313
PRICE

6.75%
CAP RATE

\$65,563.62
NOI



THE OFFERING

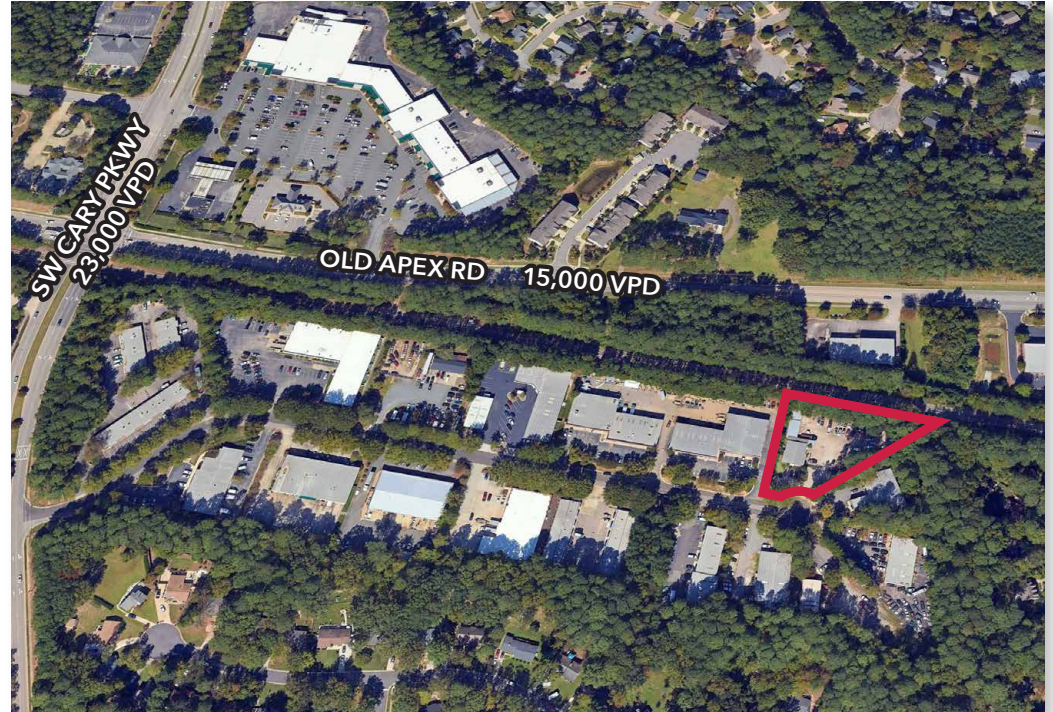
117 Woodwinds Industrial Court presents a rare opportunity to acquire a stabilized industrial investment in the heart of Cary's established industrial corridor. The property benefits from sought-after outdoor storage capability and is fully leased to a long-term tenant, providing immediate cash flow, annual rent escalations, and durable income growth potential.

HIGHLIGHTS

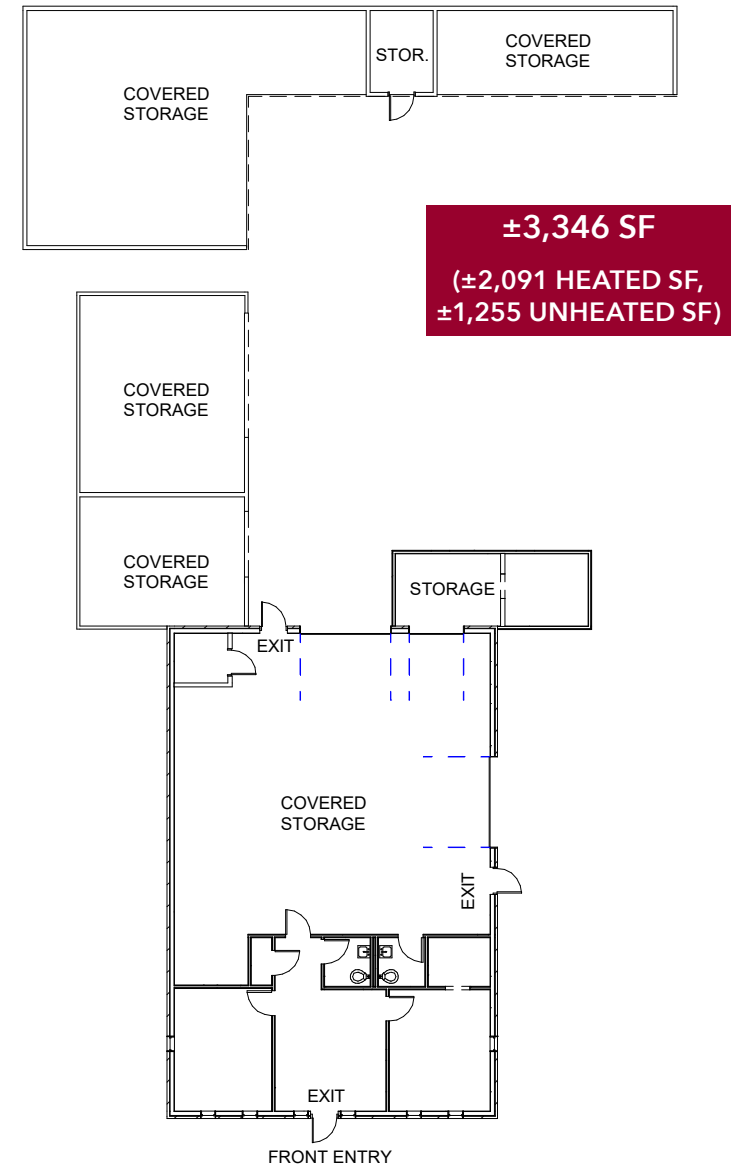
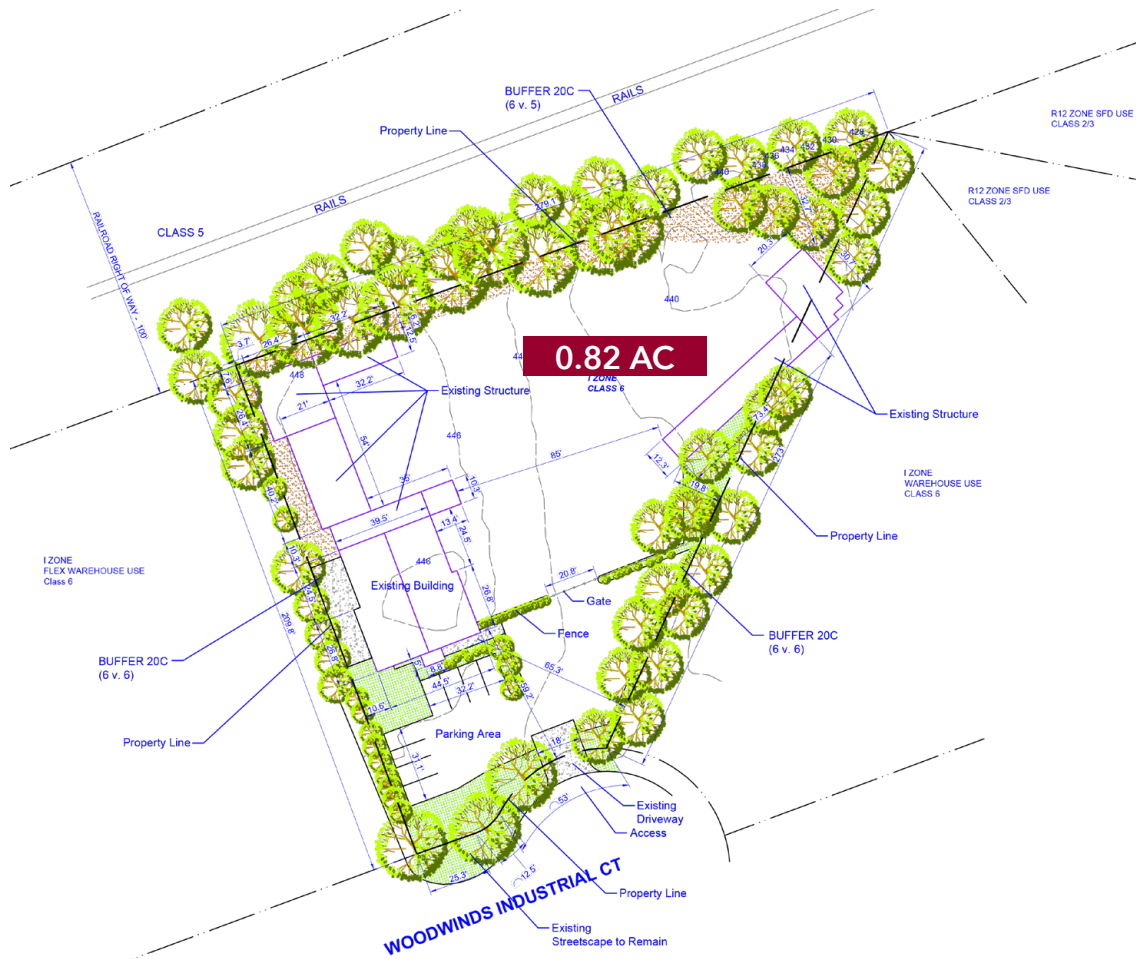
- » ±3,346 SF freestanding industrial building + laydown yard (±2,091 Heated SF | ±1,255 Unheated SF)
- » Situated on ±0.82 acres
- » Rare outdoor storage capability
- » Long-term tenant in place with stable in-place cash flow
- » Annual 3% rental escalations provide built-in income growth
- » Strong Cary location at the intersection of Cary Parkway and Old Apex Road
- » Convenient access to I-40, US-1, and the greater Triangle region
- » PIN #: 0753424679
- » Sale Price: \$971,313
- » Cap Rate: 6.75%
- » Attractive opportunity for investors seeking stabilized industrial product

LOCATION DESCRIPTION

Strategically positioned in Cary, NC, the property offers excellent access to the Triangle's major transportation corridors, including I-40, US-1, and I-440, allowing convenient connectivity throughout Raleigh-Durham and the broader Research Triangle region. The surrounding area is home to a strong concentration of industrial, service, and flex users, with nearby amenities, labor access, and continued commercial growth supporting long-term occupancy demand.

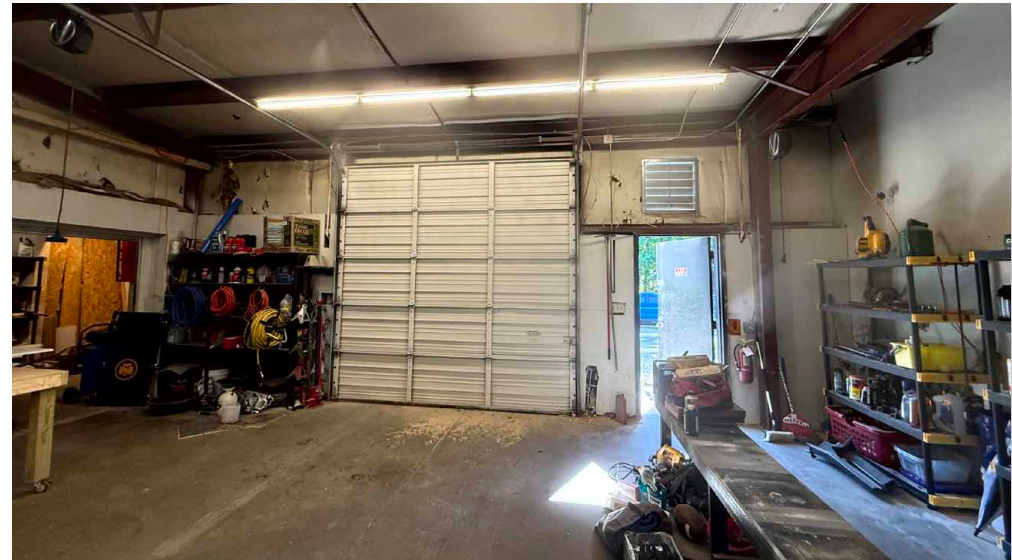


LAYOUT



FOR SALE | 117 WOODWINDS INDUSTRIAL COURT | CARY, NC 27511

PHOTOS



FOR SALE | 117 WOODWINDS INDUSTRIAL COURT | CARY, NC 27511

PHOTOS



FOR SALE | 117 WOODWINDS INDUSTRIAL COURT | CARY, NC 27511

AREA OVERVIEW

DOWNTOWN CARY

3.7 MILES

RDU AIRPORT

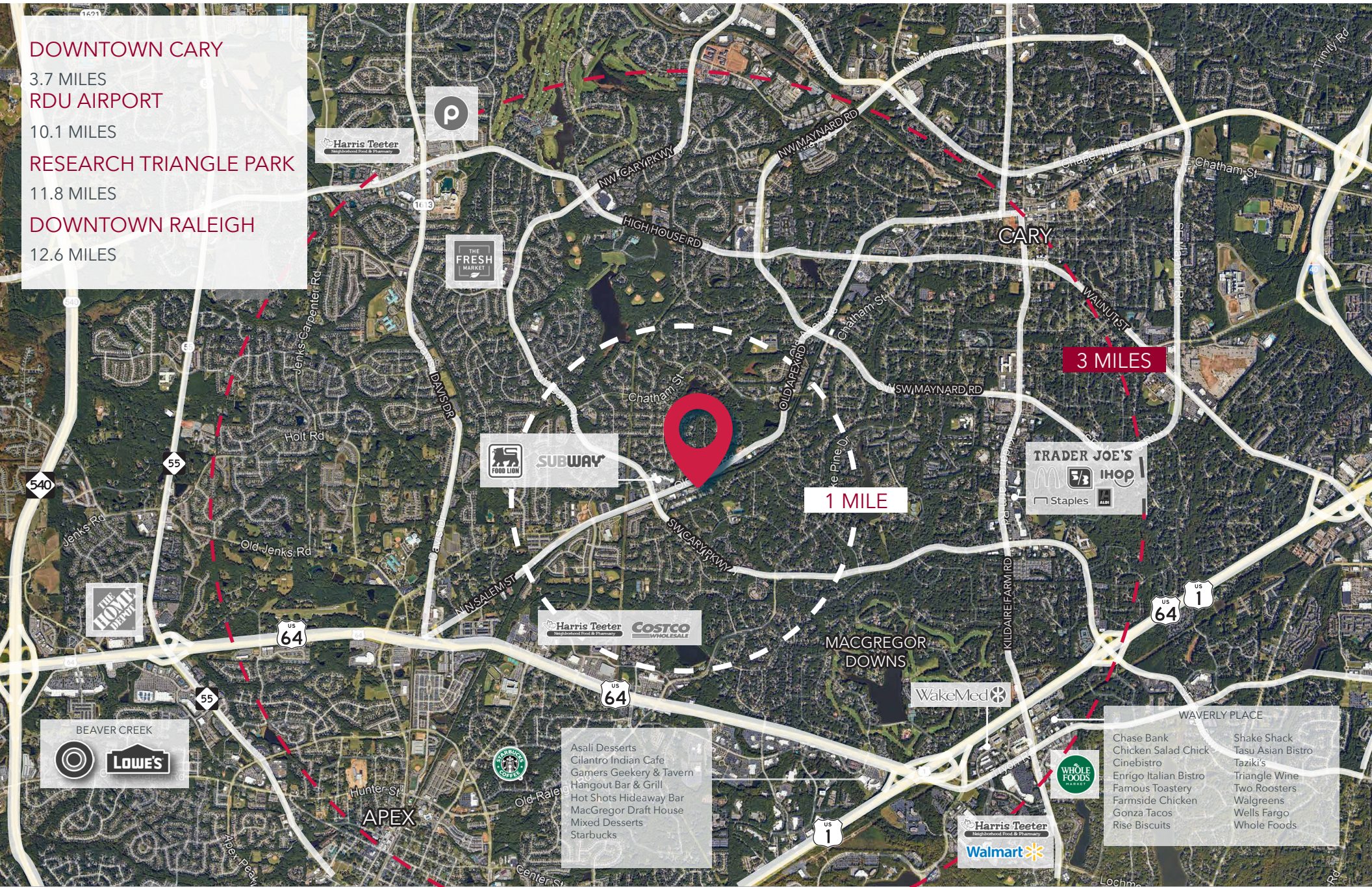
10.1 MILES

RESEARCH TRIANGLE PARK

11.8 MILES

DOWNTOWN RALEIGH

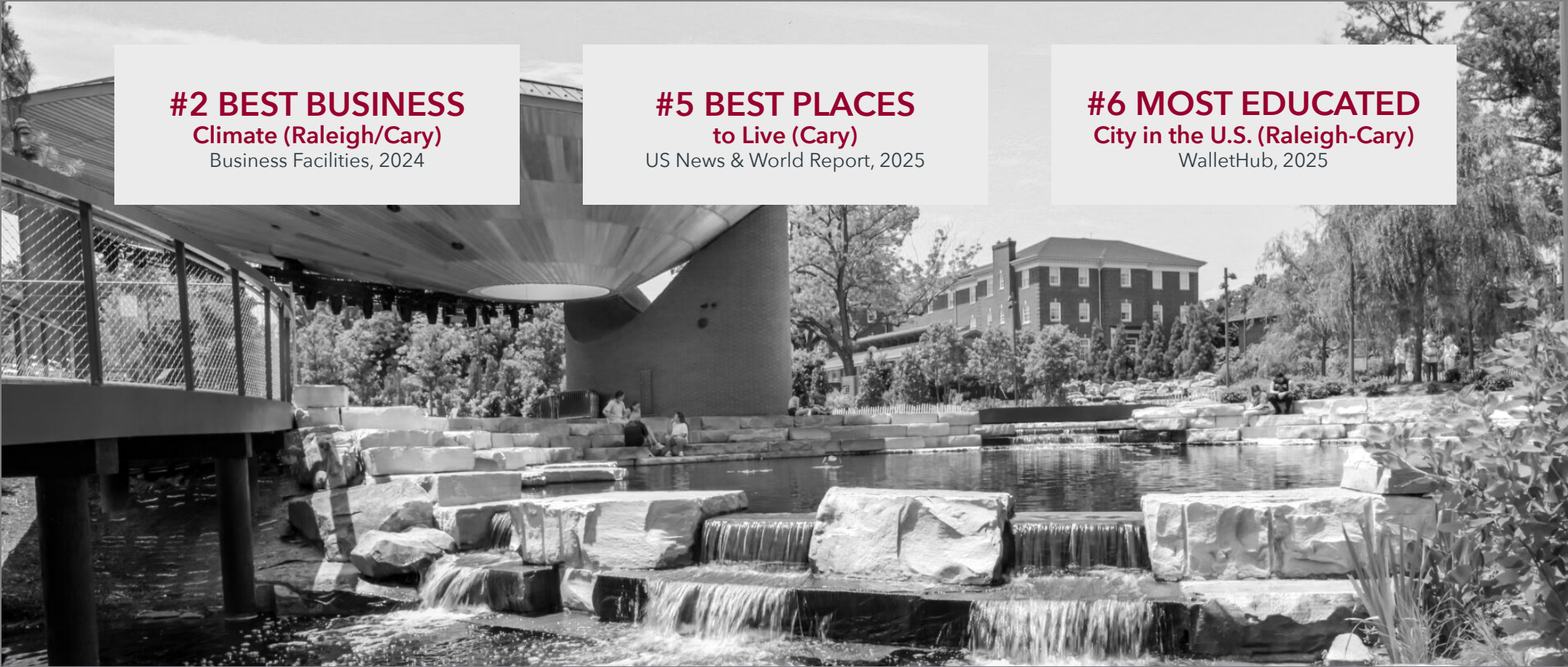
12.6 MILES



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2025)	10,676	81,515	209,429
DAYTIME POPULATION	8,708	98,153	219,770
MEDIAN AGE	41.7	42.1	39.2
MEDIAN HOUSEHOLD INCOME	\$135,833	\$138,498	\$130,841
MEDIAN HOME VALUE	\$486,375	\$549,951	\$572,309
BACHELOR'S DEGREE OR HIGHER	70.1%	70.4%	70.4%

With excellence and innovation in its DNA, Cary is a growing, thriving community of over 191,000 people representing more than 60 nationalities at the heart of central North Carolina’s renowned Triangle region. Cary is consistently ranked among the most-desirable places to live, work, have fun, and do business in the United States. It holds a reputation for its safe neighborhoods, network of bike-friendly parks and greenways, environmental stewardship, robust business climate, and premier amateur sports venues. As a government, Cary leans forward while understanding and learning from its past. Its “people first” philosophy values and encourages collaboration, experimentation, learning, and adaptation while seizing opportunities to continue making Cary a place of inspiration and possibility.



#2 BEST BUSINESS
Climate (Raleigh/Cary)
Business Facilities, 2024

#5 BEST PLACES
to Live (Cary)
US News & World Report, 2025

#6 MOST EDUCATED
City in the U.S. (Raleigh-Cary)
WalletHub, 2025

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