



SSD Designs, LLC

Sale/Leaseback Opportunity or 45,000 sf Available for Lease

486 & 490 VANCE STREET

FOREST CITY, NC 28043

For more information, please contact:

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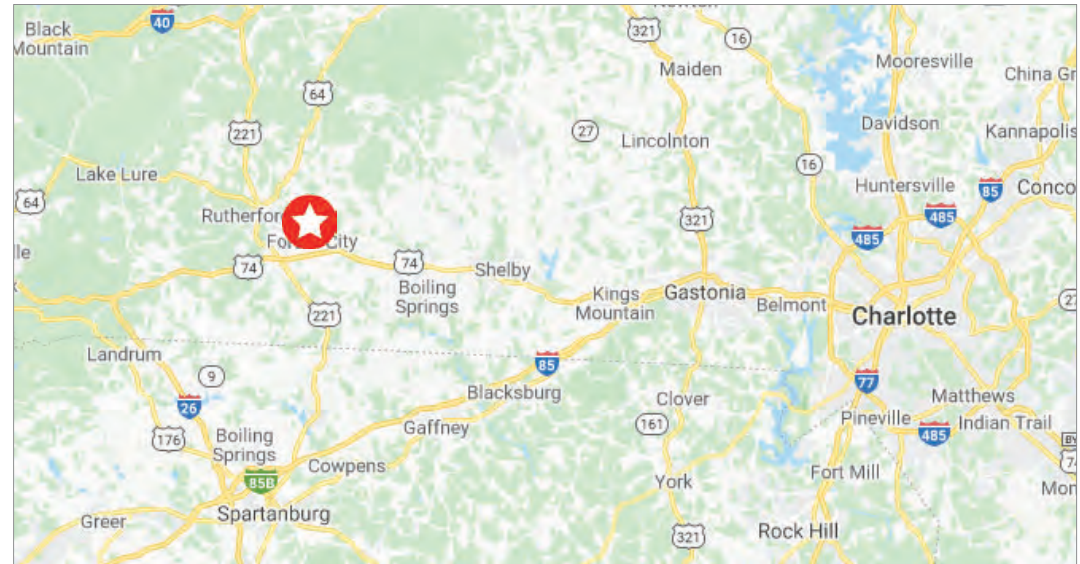
**AVISON
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Opportunity

Avison Young is proud to bring to the market a unique opportunity to purchase a industrial facility located on Vance St in Forest City, NC. The ± 11.25 -acre site features 2 buildings. Currently occupied by SSD Designs, this offering provides an investor the opportunity to acquire quality industrial space with an established business already in tact. SSD initially leased the two buildings when their business began in 2017 and have since purchased it from the original owners. Although the business lifetime has been short, the manufacturing company has seen sales revenue growth each year. Located in Forest City; NC; the property is four miles to US Hwy 74; 24 miles to I-26; and 60 miles to Asheville Regional; Greenville Spartanburg International; and Charlotte Douglas International Airports, providing access to a majority of the Southeast.



Location Map



About SSD Designs

SSD is a company focused on servicing the waste reduction and reuse of plastics through three main business strategies:

- Purchasing waste items produced by high technology industrial applications and processes information to assist the manufacturers engage internally and produce less waste.
- Created through reverse engineering and chemical analysis of recycled components combined with virgin materials its brand name "ResAlt". ResAlt uses a minimum quantity of 40% recycled materials in all of its compounds.
- Supporting virgin producers come up with ways to make their products more compatible for multi-structured recycled materials so they can see life cycles beyond their intended purpose.

Proposed Sale/Leaseback Scenario

Lease Term	5 Years
Rental Rate	\$2.50/sf
Yearly Expenses	Taxes: \$11,000/year Insurance: \$10,000 - \$12,000/year Outdoor Maintenance- \$5,000 - \$6,000/year
Escalations	3%
Renewal Option	3 Year Option
Security Deposit	TBD

Property Information

486 VANCE STREET | PROPERTY SPECIFICATIONS

Total SF	±66,128 sf	Dock Doors	Five (5) 8' x 10' dock doors with three (3) levelers
Acreage	±11.07	Drive-In Doors	- One (1) 8' x 10' - One (1) 10' x 12'
Office SF	±6,128	Floor	TBD
Manufacturing Area	±60,000	Zoning	M-1
Year Built	1972	Sprinkler	Wet Sprinkler
Auto Parking	16 spaces	Column Spacing	22' x 22'
Clear Height	23' max	Lighting	Metal Haylide, T-5 LED
Power	7,125 amps	HVAC	None in warehouse

490 VANCE STREET | PROPERTY SPECIFICATIONS

Total SF	±45,000	Dock Doors	Eight (8) 8' x 10' dock doors with one (1) leveler
Acreage	±11.07	Drive-In Doors	One (1) 8' x 10'
Office SF	None	Floor	TBD
Manufacturing Area	±45,000	Zoning	M-1
Year Built	1970	Sprinkler	Wet Sprinkler
Auto Parking	25 spaces	Column Spacing	22' x 22'
Clear Height	23' max	Lighting	Metal Haylide, T-5 LED
Power	200 amps	HVAC	None in warehouse

Opportunity to lease 490 Vance St (±45,000 sf)

Property Photos



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