



WALDROP PROPERTIES, LLC
Commercial Real Estate Solutions

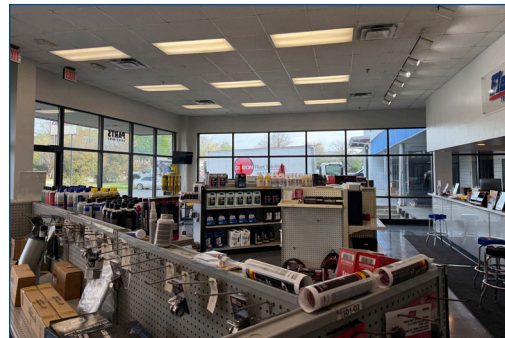
- Offering Price: \$6,444,829
- Estimated Net Operating Income (NOI) As Of April 1, 2026: \$396,357
- Lease Structure: Triple Net (NNN)
- Annual Escalations: Two Percent (2%)
- Lease Expiration: December 31, 2032
- Renewal Options: One (1), Five (5) Year Renewal Option, With Six (6) Months Notice
- Tenant Responsibilities:
Tenant Shall Keep In Good Condition And Repair The Premises And Every Part Thereof Including Without Limitation All Operating Systems (Plumbing, Electrical, Wiring, And HVAC), As Well As Signage, Landscaping, And Fences.
- Landlord Responsibilities:
Landlord Shall Be Responsible For Keeping In Good Condition Foundations, Structural Portions Of Exterior Walls, Interior Load Bearing Walls, The Roof, As Well As Major Structural Repairs And Resurfacing (Excluding Regular Maintenance, Which Includes Without Limitation Cleaning, Patching And Grading) To Parking Lots, Walkways, And Primary Utility Lines.
- Roof: The Roof Was Re-Coated By Baker Roofing In February Of 2021. The Roof Warranty Is 15 Years From 02/26/2021
- Building Square Footage:
Approximately 35,472 Square Feet
First Floor: Approximately 31,584 Square Feet
Second Floor: Approximately 3,888 Square Feet
- Floor Plans: See Below/Attached
- Acreage: Approximately 3.608 Acres
- Survey/Site Plan: See Below/Attached
- Zoning: HI (Heavy Industrial District)
- Parcel Number: 99732
- Drive In Doors: 12-Drive In Doors
- Dock High Doors: 3-Dock Doors
- Lower Dock Door: 1-Lower Dock Door
- Warehouse Ceiling Heights:
Approximately 20' To 24'
- Fire Suppression: 100% Sprinkled Building
- FleetPride: Approximately 329 Locations In 46 States
www.fleetpride.com
- Location:
Convenient Access To I-40, I-73, I-85, & NC-68 And Piedmont Triad International Airport
- Subtenant: McCarthy Tire Service
www.mccarthytire.com

3700 Computer Dr., Suite 240
Raleigh, NC 27609
Office: 919-645-1605
Fax: 919-645-1606
www.waldropproperties.com

For Sale

Investment Property (100% Leased) Leased To FleetPride (Tenant Since 1998)

7603 Boeing Drive, Greensboro, North Carolina



for more information contact

Michael Waldrop at 919-645-1605
michael@wp-cre.com

The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective buyers should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

7603 Boeing Drive Greensboro, North Carolina



Aerial



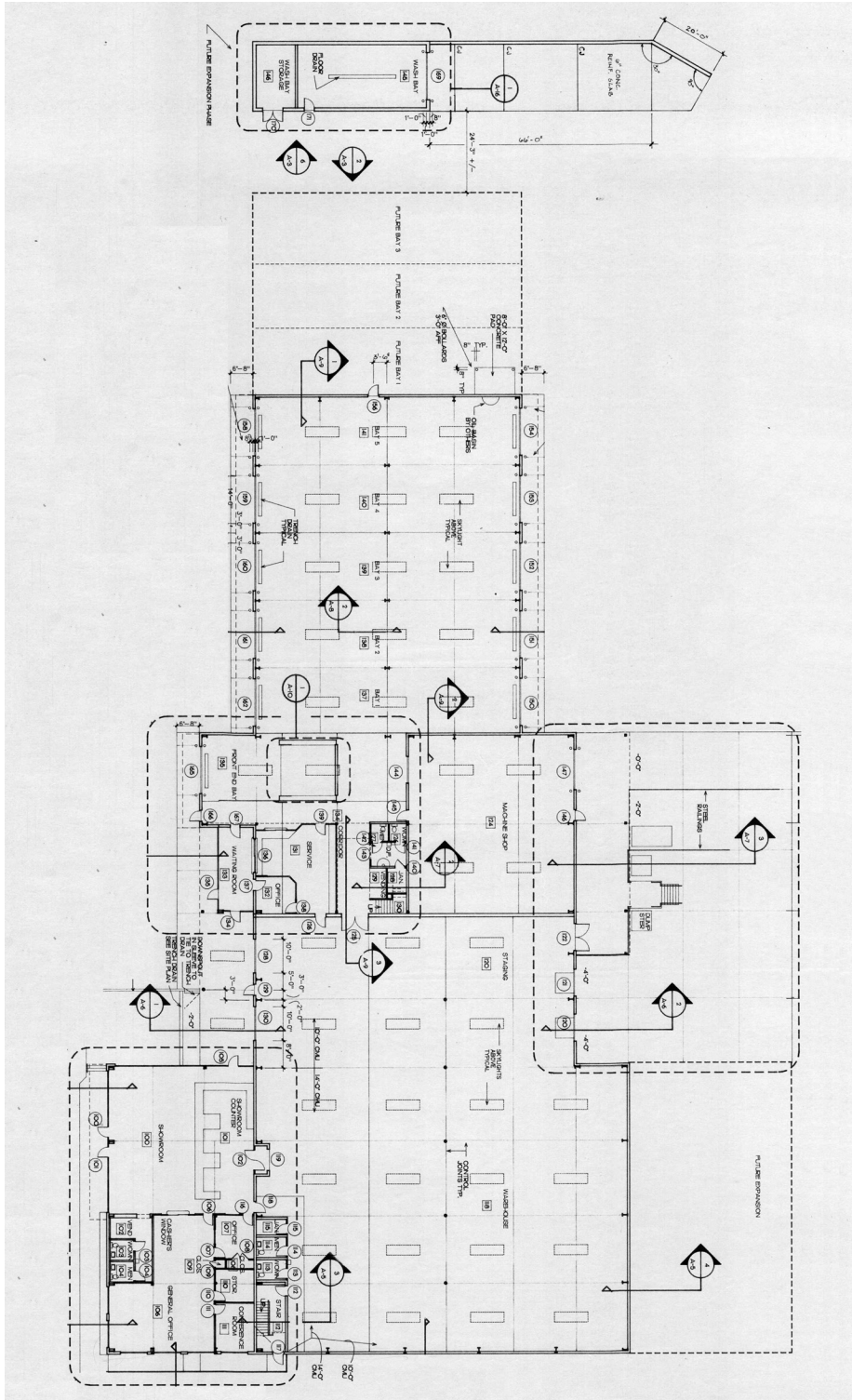
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First Floor Plan

Disclaimer:

Floor plans are for illustrative purposes only and may not be entirely representative of the layout and configuration of the Building. The listing agency makes no representations as to the accuracy of the floor plans or the square footage of the Building.

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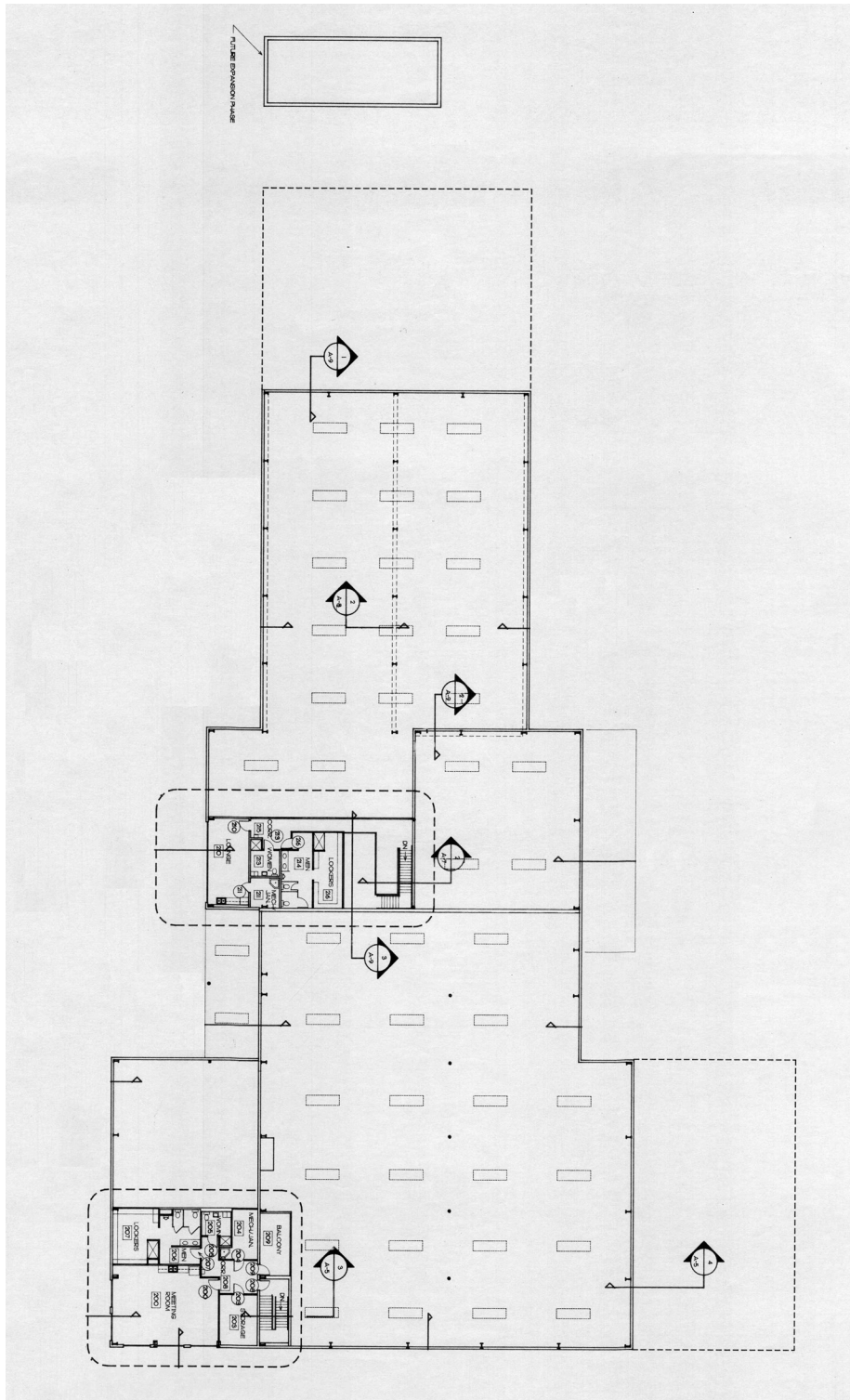
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Second Floor Plan

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