

INVESTMENT OPPORTUNITY: 2490 RELIANCE AVE APEX NC

RECENT SALE LEASEBACK – NEW 5-YEAR LEASE WITH OPTIONS



\$5,711,420 | 6.72% CAP | \$260/S.F.

PROPERTY OVERVIEW

Total Building Size: ±21,967 s.f. (±5k s.f. office; ±17k s.f. manufacturing)

Lot Size: ±2.39 acres with 125' of frontage

Construction: High-quality masonry and steel

Ceiling Height: 14' clear manufacturing; 8-9' office

Loading: Two dock-high doors and two drive-up doors

Recent Upgrades: New LED lighting (2025); HVAC through entire facility

Zoning: LI-CU (Light Industrial)

LEASE HIGHLIGHTS

Structure: NNN Lease

Term: 5-year initial term (2026-2031) with two 5-year renewal options

Rental Income: Initial annual rent of \$384,000 (\$17.48/s.f.)

Escalations: 2% increases first two renewals; then 3% annual increases

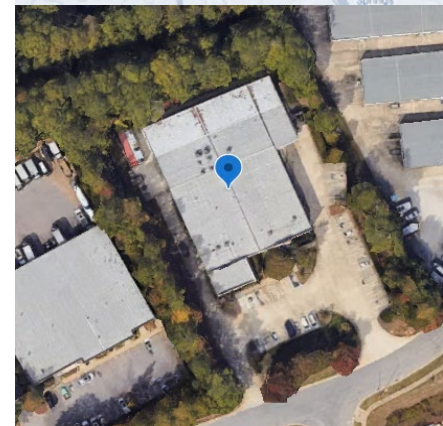
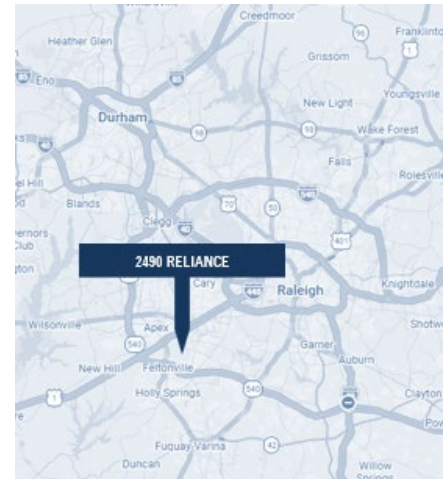
Tenant Responsibilities: All utilities, maintenance, insurance, and taxes

TENANT PROFILE

Company: Diversified operator with 11 precision machine shop locations

Longevity: Operated out of this location for 28+ years

End markets: Serves critical sectors including medical, A&D, semi-conductor



BRADBURY
REAL ESTATE GROUP



For more information:
Matt Bradbury
Bradbury Real Estate Group

704.905.0565