

STUMP

FULLY LEASED INVESTMENT PROPERTY | FOR SALE

SELLING PRICE \$6,500,000



Opportunity

- 122,496 SF
- 14.74 acres
- 24' - 32' Ceiling Height
- Lease term 6+ years remaining
- Tenant: Clean Earth Environmental Solutions, Inc. (long term lease in place)
- Newly constructed 9,000 SF addition on the south side of the building.
- CAP rate: 6.38%

211 Rockingham Drive
Reidsville, NC
(Rockingham County)

John R. Stump, SIOR
Broker

704-231-3110 cell
john@stumpnet.com

The Stump Corporation
1300 Baxter Street, Suite 365
Charlotte, NC 28204

Stephen M. Chess
Principal

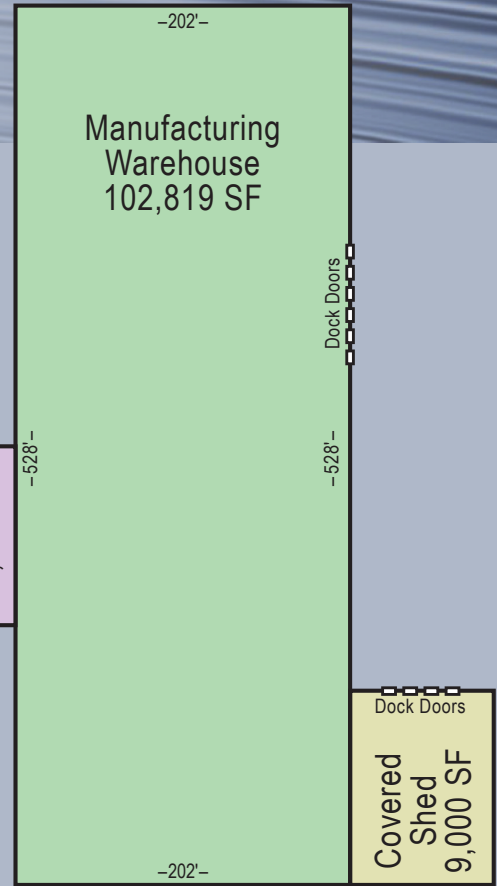
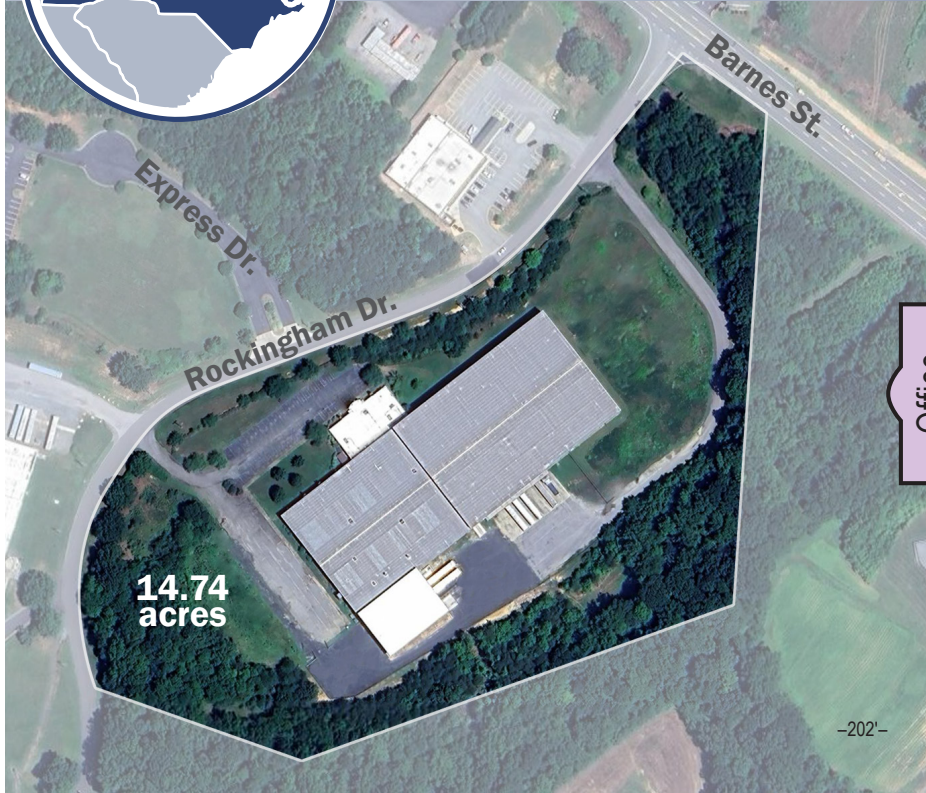
510-504-8505 cell
steve@townsendcommercial.com

Townsend Commercial Real Estate
255 Chestnut Street,
San Francisco, CA 94133





211 Rockingham Drive
 Reidsville, NC
 (Rockingham County)



Highlights:

BUILDING SIZE	122,496 SF	CONDITION	Excellent
ACREAGE	14.74	WALLS	Metal
OFFICE SPACE	10,677 SF	FLOORS	Concrete
CEILING HEIGHT	24' TO 32'	ROOF	Pre Engineered Metal
TRUCK DOORS	10 Dock High Doors	WATER	Municipal
DIMENSIONS	528' X 202'	SEWER	Municipal
BAY SPACING	Varied	ELECTRIC	Duke Energy
PARKING	50 Paved Spaces	GAS	PNG
DATE AVAILABLE	N/A	HEAT	Gas Fired Units
LAST USE	Storage & Distribution	SPRINKLER	100% Wet and ESFR
LEASE RATE	N/A	LIGHTING	Metal Halide
AGE	1997	A/C	Office



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