



799, 801 & 840 Biscayne Dr., Concord, NC 28027

\$4,752,450

Industrial Portfolio - Charlotte, NC MSA

Awesome Industrial Portfolio available in Charlotte MSA.



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Listing Added: 07/23/2020

Listing Updated: Yesterday



Details

Asking Price	\$4,752,450	Property Type	Industrial
Subtype	Flex	Investment Type	Net Lease
Investment Sub Type	801 & 799 are NNN, 840 is modified gross	Class	B
Lease Type	Modified	Tenant Credit	Credit Rated
Tenancy	Multi	Number of Tenants	4
Lease Term	10 years	Square Footage	44,750
Net Rentable (sq ft)	44,750	Price/Sq Ft	\$106.20
Cap Rate	7.52%	Occupancy	100%
NOI	\$357,587	Units	4
Year Built	2020	Year Renovated	2020
Buildings	3	Stories	2
Permitted Zoning	I-1	Lot Size (acres)	5.46
Rent Bumps	Yes	APN	56012462350000; 56012412940002; 56012412940001
Price/Unit	\$1,188,112.50	Loading Docks	2
Ceiling Height	18		

Marketing Description

Three building portfolio located in a prime industrial park in Concord, NC. Easy access to I-85 and HWY 73. This investment will allow a new owner to have scale in a booming part of North Carolina. 799 and 801 Biscayne Dr. are located on the same parcel. 840 Biscayne is right across the street. Great tenants and long term leases make this portfolio sale attractive to many investor types.

801 Biscayne Dr. - +/-15,200 SF (Wet Sprinkler) - 10 YR Lease with rent escalations

(The tenant upfit is underway - Rent Commencement OCT 1)

799 Biscayne Dr. - +/- 11,900 SF - 3 YR Lease with rent escalations

**799 & 801 Biscayne are on the same tax parcel with shared fenced yard.

840 - A - +/- 12,650 SF(Wet Sprinkler) - 10 YR Lease with rent escalations. +/- 2,500 SF of second story office space. Both A & B have access to a shared loading dock.

840-B - +/- 5,000 SF (Wet Sprinkler) - 1 YR Lease ending Nov. 2020

**The 840 building is NEW CONSTRUCTION.

Location (1 Location)



Property Photos (16 photos)

