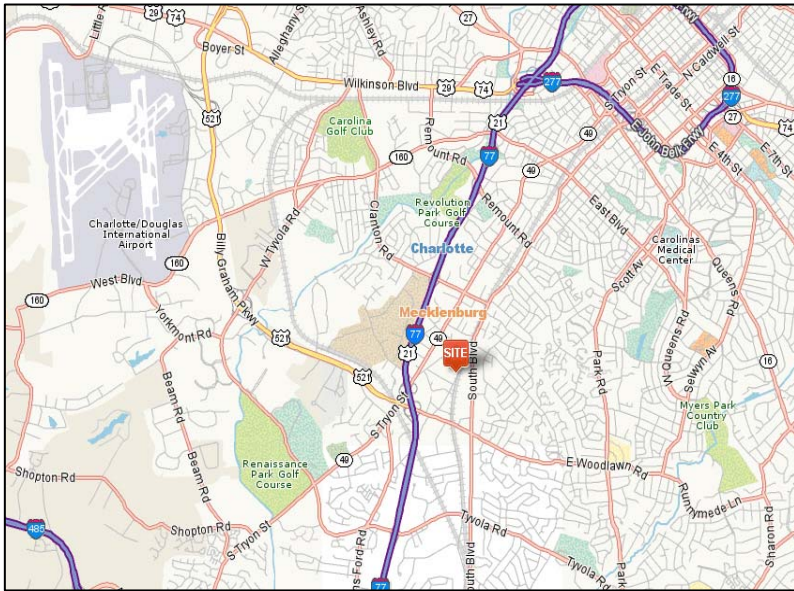


FOR SALE

**Net-Leased Investment – Office/Warehouse
100 Southside Drive, Charlotte, NC**



FEATURES



- **NNN Lease Expires 5/31/2018**
- **9.00% CAP Rate**
- **Excellent building condition**
- **Quality tenant – very clean use**
- **20,767 sf building**
 - 5,700 sf office
 - 14,460 sf whse (heated/cooled partial)
- **Tax Parcel 14902106**
- **\$160,356 NOI**
- **2% annual increases**

**PRICE:
\$1,795,000**



**Exclusive Agent: Gibson Smith Realty Co. | H.P. Smith, CCIM | www.gsrc.net
(704) 333-7151 | (fax) 333-7154 | hpsmith@gsrc.net**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy.