

LANGSTON BLACK

REAL ESTATE, INC.

FOR SALE

SINGLE TENANT NNN
INVESTMENT PROPERTY

2 GREENTREE ROAD, ANDERSON, SC



Langston Black is proud to be the exclusive agent for the disposition of 2 Greentree Road. The property is located just off of I-85 near Anderson, SC. It is approximately 30 miles south of Greenville. This 121,000 sf facility offers a rare NNN investment opportunity with a well-respected national credit tenant.

PROPERTY SPECS.

121,000 SF BUILDING
18.25+- ACRE PARCEL
8 DOCK DOORS
2 DRIVE-IN-DOORS
OCCUPIED BY SINGLE TENANT

~~\$3,950,000~~
REDUCED TO **\$3,250,000**
CAP RATE OF 9.23%

FOR MORE INFORMATION CONTACT:

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LANGSTON BLACK
REAL ESTATE, INC.

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272

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Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.
(LANGSTON-BLACK SITE #272)

PROPERTY HIGHLIGHTS:

121,000 sf national credit tenant investment opportunity

Current term expires 2012

Current Income is \$300K/year, NNN lease

Rent increases to \$342K/year upon execution of next option in 2012

100% occupied

Ingergy Automotive is a division of the parent company Plastic Omnium

Convenient access to I-85

8 dock doors and 2 drive-in-doors

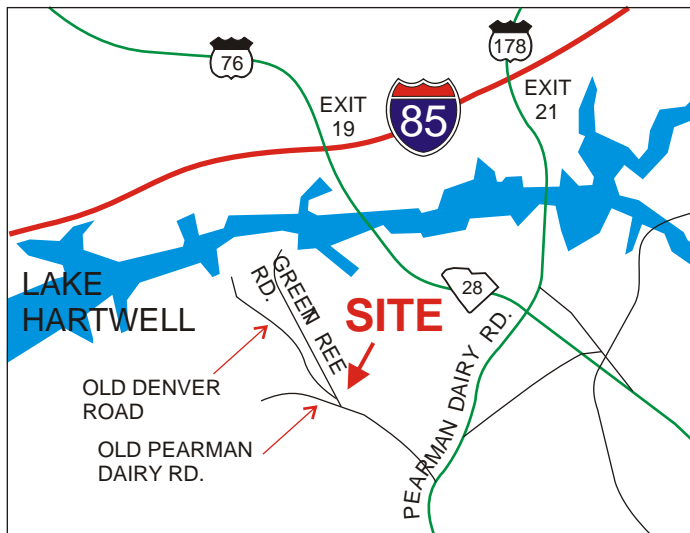
Fully sprinkled (ESFR)

20 exhaust fans

Phase 3 power

Inergy Automotive Systems has personally invested close to \$500K within the last year which includes adding a manufacturing component to the warehouse as well as a new transformer

Located between Greenville, SC and Atlanta, GA



BUILDING SIZE:

Gross Storage Area:	108,901 SF
Office Area:	3,129 SF
Manufacturing Area:	8,970 SF
Total Area:	121,000 SF



Inergy Automotive System's manufacturing facility in SC is adjacent to the Inergy warehouse facility being offered. Plastic Omnium/Inergy Automotive is the owner of the manufacturing facility.

