



FOUNDRY
COMMERCIAL

5100 HOVIS ROAD

CHARLOTTE, NC 28208

For more information, please contact:

LANE HOLBERT, CCIM, SIOR

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USER SALE
or
INVESTMENT SALE
SINGLE-TENANT INDUSTRIAL

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EXECUTIVE SUMMARY

On behalf of the ownership, Foundry Commercial is pleased to present this rare opportunity to acquire a well located single-tenant net leased industrial investment. 5100 Hovis Road is a 28,800 square foot facility 100% leased to Catawba Mechanical Services, LLC through March 31, 2021.

The Charlotte MSA, which boasts more than 2.5 million residents, has enjoyed one of the most rapid urban population growths in the nation. This can be attributed to a highly diversified economic prowess, pro-business environment, low cost of living and conducting business, and robust educational and cultural amenities.

Located five miles northwest of Uptown Charlotte, the metro's major employment center with two Fortune 500 headquarters and more than 100,000 daily employees, 5100 Hovis Road is centrally located in a mature industrial submarket with excellent access to two interstates (I-85 and I-77) and the I-485 beltway.



INVESTMENT SUMMARY

- Property: 5100 Hovis Road, Charlotte, NC
- Rentable Building Area: 28,800 SF
- Acres: 2.92
- Tenant: Catawba Mechanical Services, LLC
- Lease Expiration: March 31, 2021
- Price: \$2,750,000
- NOI: \$252,000
- Cap Rate: 9.16%

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PROPERTY FEATURES

- Total SF: ±28,800
- Office Space: 6,470 SF plus 6,712 SF concrete mezzanine above
- Warehouse/Manufacturing Space: ±22,330 SF
- Acreage: ±2.92 Acres
- Year Built/Renovated: 1973 built / 2013 major renovations
- Brick on Block Construction
- Zoned I-2
- Fully Fenced Lot with Electric Rolling Gate
- 20' Clear Height
- 3 Dock Doors (9' x 10') with Pit Type Levelers and Seals
- 1 Drive-In Door (9' x 10')
- Wet Sprinkler System
- 100% Air-Conditioned Warehouse
- 1000 Amps 277/480 volt Electric (amps amount to be confirmed)
- Major Renovations in 2013: Existing office demolished and 6,470 SF of new office constructed with 6,712 SF concrete mezzanine above including new windows, new HVAC, new roof and insulation, new gutters and downspouts, new skylights, new warehouse lighting, and warehouse interior painted white.



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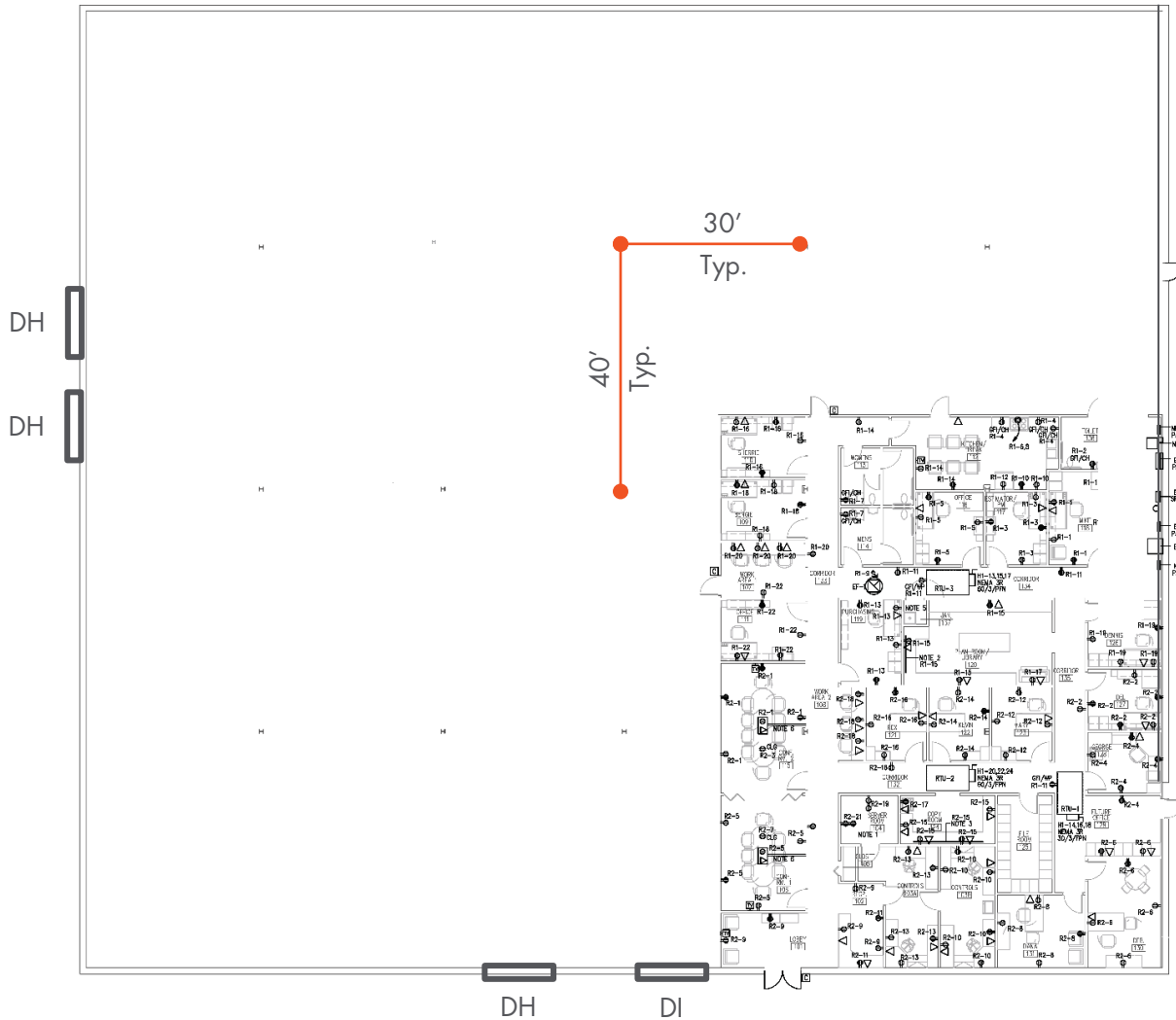
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BUILDING INFORMATION

TOTAL SF	±28,800
OFFICE SPACE	6,470 SF w 6,712 SF concrete mezzanine above
CLEAR HEIGHT	20'
LOADING	3 Dock Doors (9' x 10') with Pit Type Levelers and Seals 1 Drive-In Door (9' x 10')
SPRINKLER	Wet
HVAC	100% Air Conditioned Warehouse
ELECTRIC	1000 Amp 277/480 Volt

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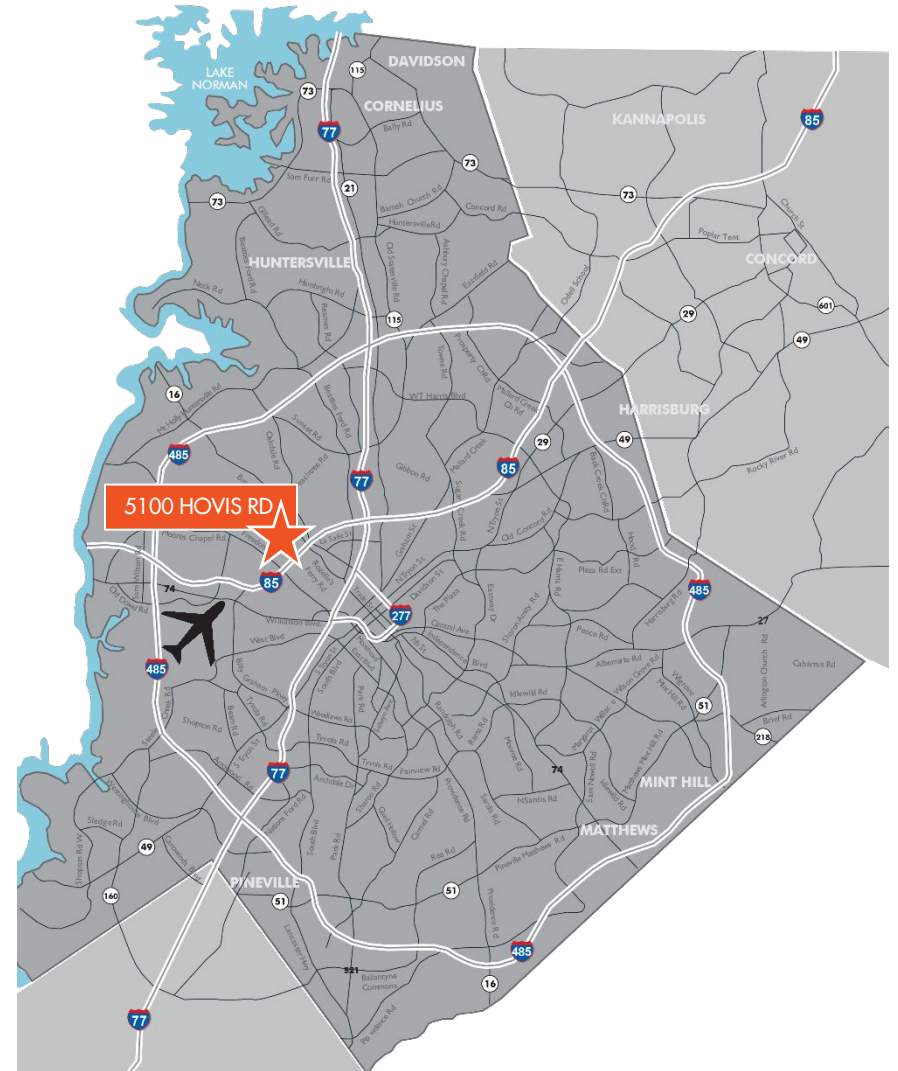
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After enjoying one of the most rapid urban population growths in the country, the Charlotte region now boasts more than 2.5 million residents. Charlotte has achieved an exceptional appeal because of its highly diversified economic prowess, pro-business environment, low cost of living and conducting business, and robust educational and cultural amenities. Known as a magnet for headquarters and regional hub operations, the Charlotte region has been highly successful in attracting new-to-market economic investments, such as Sealed Air's 1,262-employee headquarters relocation and MetLife's 1,300-job U.S. retail headquarters, while also retaining established, organically growing local companies. Continually well-ranked for population growth, employment opportunity, airport connectivity, quality of life and affordability, the Charlotte region is well-positioned to capitalize on its growing national and international prominence.



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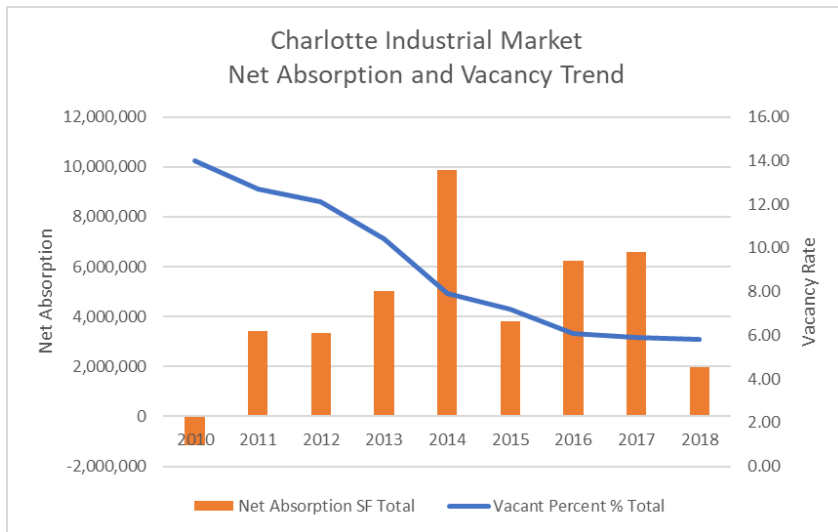
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MARKET OVERVIEW

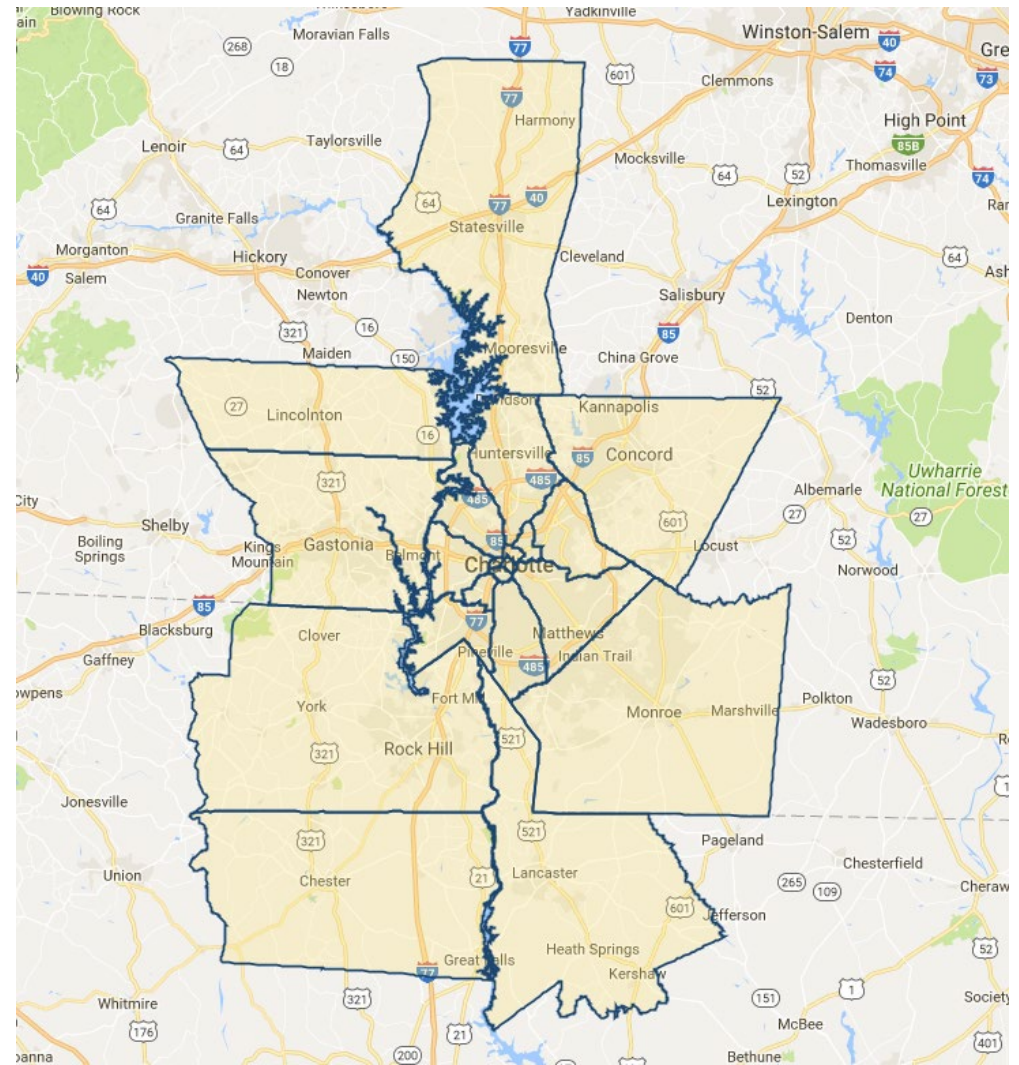
The Charlotte Industrial Market consists of over 270 million square feet across nine counties including Mecklenburg, Cabarrus, Iredell, Lincoln, Gaston, York, Chester, Lancaster and Union.

Highlights

- Average annual positive net absorption over 5 MM sf since 2011.
- Strong rent growth with asking rental rates increasing 5.3% over the past four years.
- Vacancy rates compressed over 800 bp since peaking in 2010.



Data is based on Costar analytics for industrial and flex buildings above 15,000 SF



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TENANT PROFILE

Founded in 2002, Catawba Mechanical Services, LLC is a leader in the industrial refrigeration and commercial HVAC construction & service industry. The Catawba Mechanical Services' lease is guaranteed by two individuals.

Learn more about Catawba Mechanical Services at www.catawbamechanical.com or call one of the listing agents for more details on the lease and ownership.



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CONFIDENTIAL DISCLAIMER

This Offering was prepared by Foundry Commercial and has been reviewed by the Owner. It contains select information pertaining to the asset and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the asset will be made available to qualified prospective purchasers.

In this Offering, certain documents, including the leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the asset by Foundry Commercial or Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the asset described herein.

Owner and Foundry Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the asset and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering or making an offer to purchase the Project unless a written agreement for the purchase of the Project has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. Foundry Commercial is not authorized to make any representations or agreements on behalf of Owner.

This Offering is the property of Foundry Commercial and may be used only by parties approved by Foundry Commercial. The Project is privately offered and, by accepting this Offering, the party in possession hereof agrees (i) to return it to Foundry Commercial immediately upon request of Foundry Commercial or Owner and (ii) that this Offering and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Foundry Commercial and Owner.

The terms and conditions set forth above apply to this Offering in its entirety.

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