

DAL-TILE SALES & SERVICE CENTER

405 FORSYTH HALL DRIVE
CHARLOTTE, NC



NATIONS FORD BUSINESS PARK PHASE II

Clarus Properties is exclusive agent for the sale of the 32,551 SF Dal-Tile Sales and Service Center.

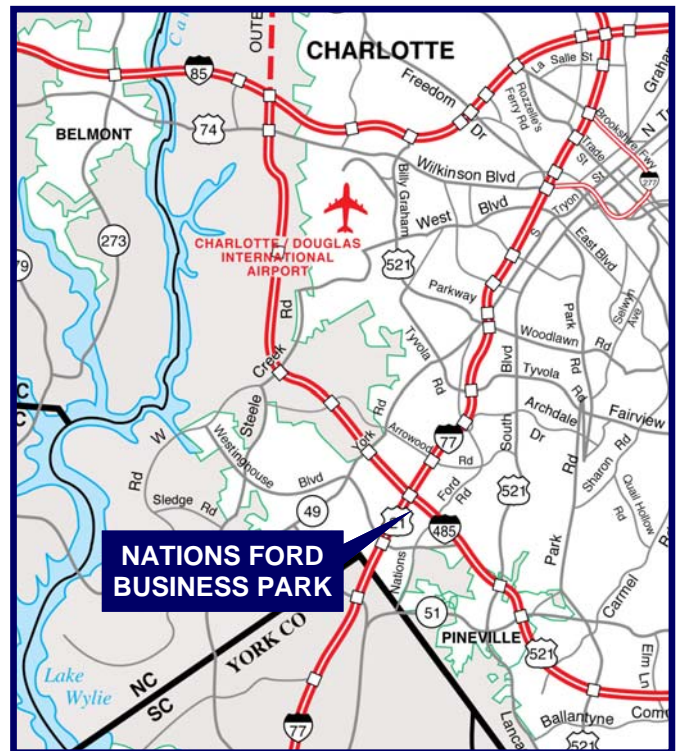
The property is 100% net leased through 12/31/2014.

NOI 8/1/10—7/30/12=\$182,738.28

NOI 8/1/12—7/30/14=\$191,922.36

NOI 8/1/14—12/31/14=\$201,518.52

- Class “A” Industrial Building
- 21' Clear Ceiling Height, wet sprinkler system
- 100% Net Leased to Dal-Tile
- Tilt-wall Construction
- 8.26% Cap on Average Annual Income through the lease term.
- Leased through 12/31/2014
- Offering Price \$2,285,000



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CLARUS
PROPERTIES, INC

The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant.