

SALE

INDUSTRIAL

Attractive Income Producing Property

PROPERTY SPECIFICS

Zoning: Heavy Industrial

Site Size: 7.786 Acres-Three buildings on two lots totaling 41, 544 sq. ft. +/-
Lot #1- 1802 Fairfax Road
Lot #2- 4414 Abner Place

Building 1: 27,544 sq. ft. +/-, built in 1973 and 2007

Building 2: 10,000 sq. ft. +/-, built in 1999

Building 3: 4,000 sq. ft. +/-, built in 1997

NOI: \$181,983.48

Price: \$2,200,000.00

Lease Type: Modified Gross Lease. Tenant pays property tax increases, utilities, and common area maintenance. Landlord pays for the property insurance and a portion of the property taxes.



LOCATION: 1802 FAIRFAX ROAD
GREENSBORO, NC

- SOUTHWEST AREA
 - A WELL DEVELOPED INDUSTRIAL SUBMARKET
- EASILY ACCESSIBLE
- FENCED PROPERTY

INVESTMENT

- Stable Tenant
- Convenient Access to the Major Interstates and PTI Airport
- Attractive Rent Roll
- Immediate Net Operating Income

FOR MORE INFORMATION PLEASE CONTACT:

CARL ESSA, PRESIDENT
ESSA COMMERCIAL REAL ESTATE
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1802 FAIRFAX ROAD, GREENSBORO, NC
CONFIDENTIALITY AGREEMENT

Please allow this document to confirm our agreement concerning certain sensitive material, data and information (the "Exclusive Offering Materials") which Essa Commercial Real Estate ("ECRE") and GAKHKNCP, LLC (the "Owner") may make available to _____ the ("Prospective Buyer") to review in connection with potentially purchasing the subject property, 1802 Fairfax Road, Greensboro, North Carolina ("Property").

In order for ECRE to supply the Prospective Buyer with the Exclusive Offering Materials to review in connection with further investigating a potential purchase of the Property the Potential Buyer must treat the Exclusive Offering Materials as very confidential and sensitive material and confirm certain representations to ECRE. Accordingly, before ECRE supplies the Exclusive Offering Materials, the Prospective Buyer hereby represents and agrees to the following below:

1. The Exclusive Offering Materials supplied to the Prospective Buyer will be used by Prospective Buyer solely for evaluating the feasibility of buying the Property exclusively for its own account, as principal in the transaction. Accordingly, Prospective Buyer agrees to keep all Exclusive Offering Materials strictly confidential and agrees to be responsible for any breach of this Agreement. Also, Prospective Buyer agrees not to disclose that Owner and the Prospective Buyer may be considering a transaction. In addition, Prospective Buyer agrees not to copy or duplicate the Exclusive Offering Materials and agrees to return all Exclusive Offering Information, if requested by ECRE.
2. Prospective Buyer understands and acknowledges that neither the Owner nor ECRE make any representation or warranty to Prospective Buyer as a result of Prospective Buyer's use of the Exclusive Offering Materials. It is completely understood that Prospective Buyer shall be solely responsible to perform its own due diligence investigations and inspections of the Property, as it sees necessary, which must be permitted by agreement with ECRE or the Owner of the Property.
3. Prospective Buyer acknowledges that damages alone may be an inadequate remedy for any breach by of the terms of this agreement. Prospective Buyer agrees that, in addition to any other remedies that Owner may have, Owner shall be entitled to injunctive relief in any court of competent jurisdiction against any breach of this Agreement by the Prospective Buyer.
4. Prospective Buyer warrants and represents that no broker or agent represents it or will represent it in any transaction involving the Property.

ACCEPTED AND AGREED BY

PRINTED NAME & TITLE: _____

SIGNATURE: _____

COMPANY: _____

PHONE & FAX: _____

MAILING ADDRESS: _____

EMAIL ADDRESS & WEBSITE: _____

DATE: _____

RETURN TO:
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