



Industrial For Sale
406 W. 32nd Street
Charlotte, NC 28206

ABOUT

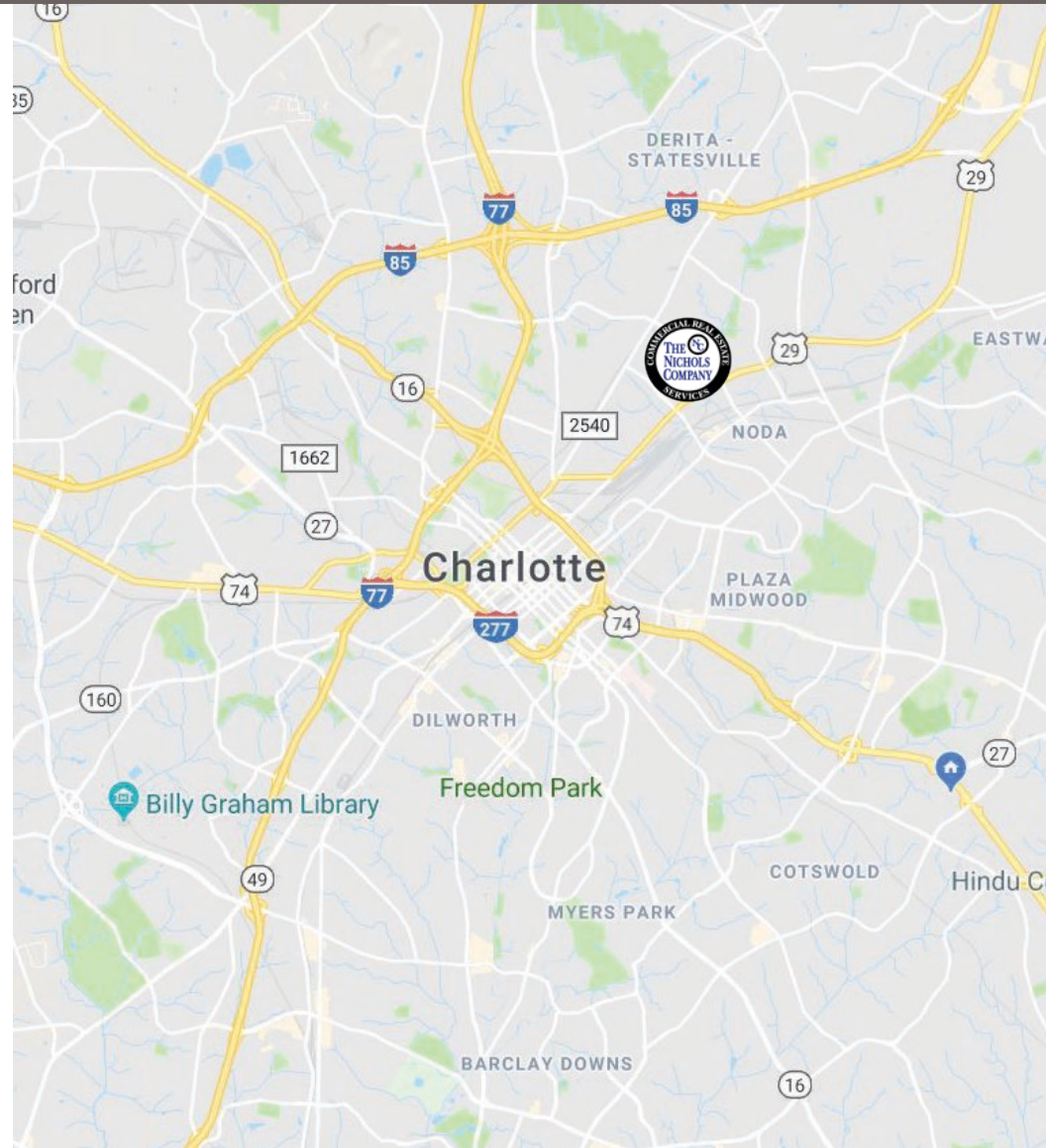
Industrial building for sale with undeveloped acreage suitable for potential expansion area. The structure has several offices, and is located within an opportunity zone.

PROPERTY DETAILS

- +/- 17,234 SF
- +/- 2.217 Acres
- Parcel ID: 08501417
- Zoned: I-2
- Built 1970
- Price: \$1,250,000

PROPERTY FEATURES

- +/- 1 acre of undeveloped land behind the building
- Dock high access
- Grade level access
- Estimated 3/1000 parking ratio
- Two curb cuts
- Four bathrooms
- Heavy power
- Width between columns estimated at 34'-39'
- Fully conditioned
- 16' clear height
- Masonry walls
- Approximately 2.5 miles to interstate access



Demographics	1 Mile	3 Mile	5 Mile
Est. Population	6,720	98,422	259,387
Average HH Income	\$45,755	\$67,664	\$71,798
Daytime Population	7,910	96,742	205,452
Traffic Counts: N. Tryon St. 25,000 VPD			



★ SITE

W. 32ND STREET

25,000 VPD

E. 36TH STREET

N·O·D·A
BREWING COMPANY

Carolinan HealthCare System

CULLMAN AVE

36TH STREET STOP

N. TRYON ST

popbar

N. DAVIDSON ST

Bojangles

MATHESON AVE

Capo fish face
RAJA BEERBELL

SABOR

JACK BEAGLES

GRUB

the

FIFTH THIRD BANK

FREE RANGE BREWING

Amelie's

HEIST BREWERY

8,400 VPD

NODA

SILLY CR

BURGER KING
7 ELEVEN
UNITED STATES POST OFFICE

The Opportunity Zones program offers three tax incentives for investing in low-income communities through a qualified Opportunity Fund.



Temporary Deferral

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.



Step-Up In Basis

A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

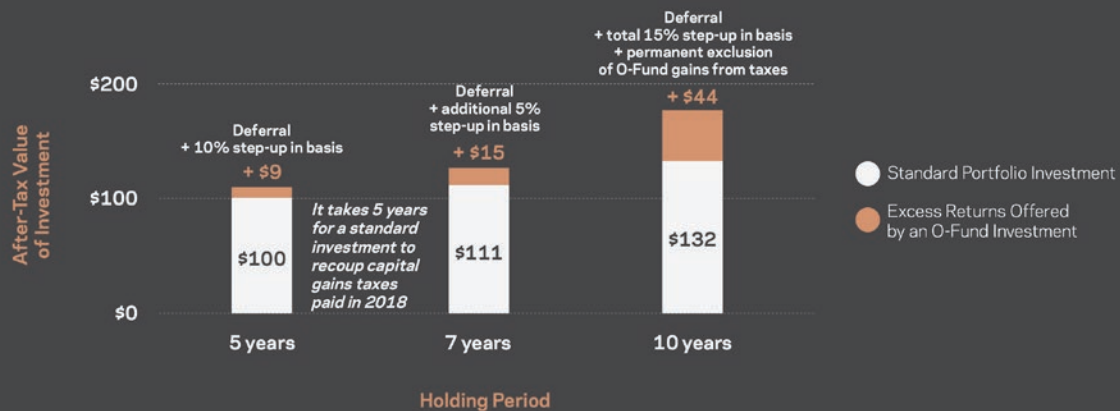


Permanent Exclusion

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

Figure 1. Incentives Offered by the Opportunity Zones Program

How does a capital gain of \$100 reinvested in 2018 perform over time?



* Note: Assumes long-term federal capital gains tax rate of 23.8%, no state income tax, and annual appreciation of 7% for both the O-Fund and alternative investment.



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