

**PICKETT
SPROUSE**
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

919.493.0395
PICKETT-SPROUSE.COM

NNN INVESTMENT PROPERTY FOR SALE

3300 Gateway Center Boulevard, Morrisville, NC 27560



3300 Gateway Center Boulevard is a \pm 29,000 square foot, single story, research facility situated on a 2.9 acre lot (Wake County GIS 0147830). Constructed in 1985, the facility was renovated in 1999 and again in 2009; It's within Cary City limits, but has a Morrisville mailing address.

Gateway Center is a highly successful and well established fourteen building business and research park located south of exit 285 of Interstate 40 and west of Aviation Parkway. Occupancies within Gateway Center are in mid to upper 90% range.

The property is leased for research and development purposes under a lease that began in January 2016 and ends in June 2022. The lease is guaranteed by a well established international company which has annual revenue in excess of One Billion Dollars, over 10,000 employees worldwide, and is a member of the NYSE.

Lease Term: Ends June 2022 with one five (5) year option to renew.
Current year's (starting July 2018) NNN lease rent \$473,550.

Price: \$6,500,000 (7.2% cap rate)
SHOWN BY APPOINTMENT ONLY!

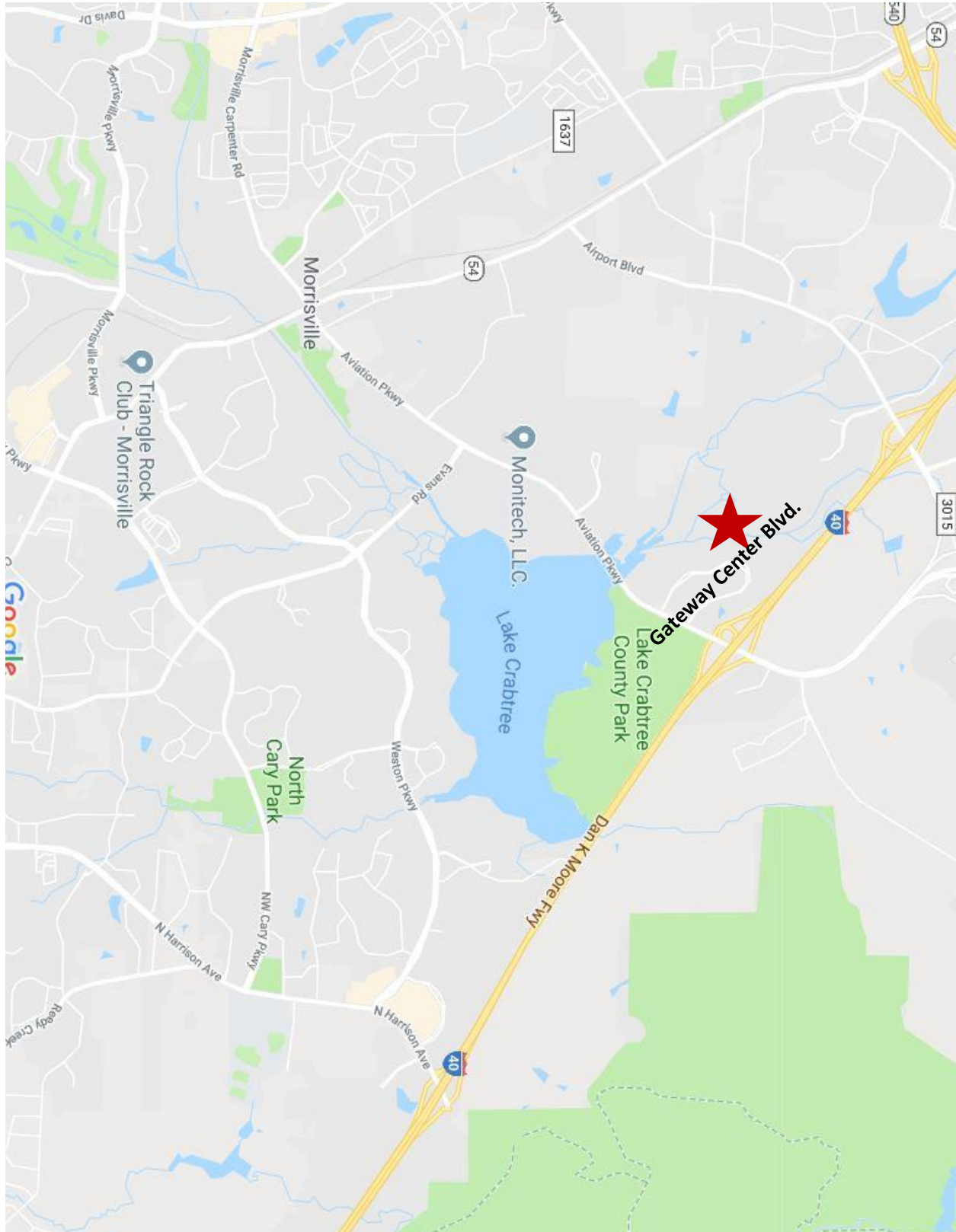
Jerry Gambill
jgambill@pickett-sprouse.com
919-287-3047

Robert Sprouse
robert@pickett-sprouse.com
919-493-0395



Jerry Gambill
jgambill@pickett-sprouse.com
919-287-3047

Robert Sprouse
robert@pickett-sprouse.com
919-493-0395



**PICKETT
SPROUSE**

COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

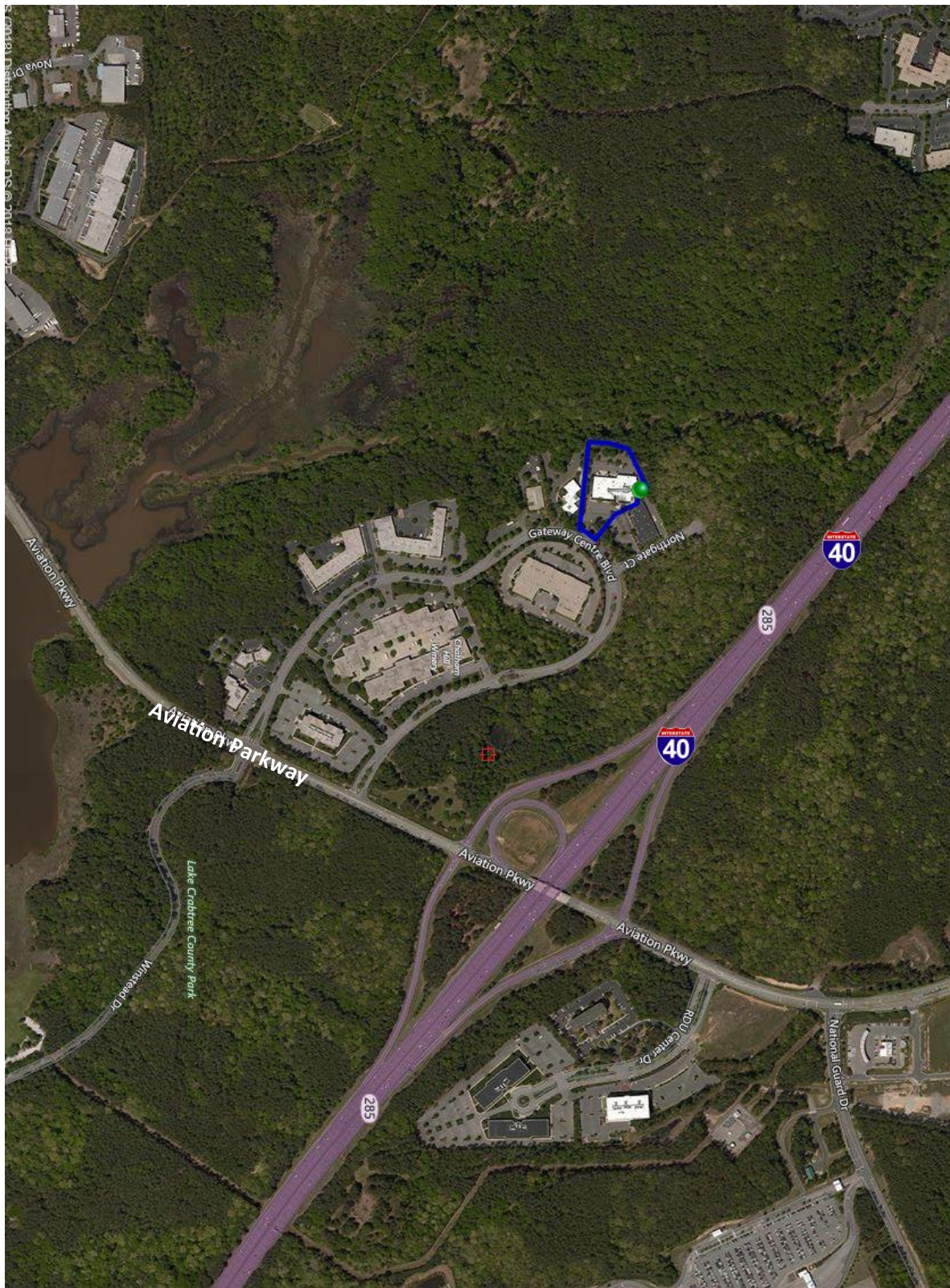
3300 Gateway Boulevard, Morrisville, NC

Jerry Gambill

jgambill@pickett-sprouse.com
919-287-3047

Robert Sprouse

robert@pickett-sprouse.com
919-493-0395



INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.
3805-A UNIVERSITY DR. • PO BOX 52118 • DURHAM, NC 27717 • 919.493.0395 • 919.493.1523 (FAX) • WWW.PICKETT-SPROUSE.COM