ROI Commercial
Retail. Office. Industrial.

1024 INDUSTRIAL COURT

INDUSTRIAL INVESTMENT PROPERTY FOR SALE | Lexington, SC 29072

Exclusively Presented By

SHERRI C. BURRISS

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ROI COMMERCIAL, LLC
1300 Sumter Street
Columbia, SC 29201
803.900.8020

EXECUTIVE SUMMARY

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PROPERTY SUMMARY

Sale Price:	$1,600,000
Cap Rate:	6.00%
NOI:	$96,000
Lot Size:	2.99 Acres
Building Size:	15,500 SF
Grade Level Doors:	2
Dock High Doors:	3
Ceiling Height:	22.0 FT

PROPERTY OVERVIEW

This investment offering is 100% occupied by Carolina Refrigeration Services HVAC, LLC. Carolina Refrigeration Services is a company specializing in commercial, industrial and supermarket refrigeration service throughout the Southeast. Carolina Refrigeration Services was acquired by Coolsys in 2020. Coolsys provides a full spectrum of services for the retail, commercial, and industrial refrigeration and HVAC industries on a national scale. Coolsys is owned by Ares Management Corporation. Ares Management Corporation is a publicly traded, leading global alternative asset manager with approximately $340 billion of assets under management, with offices in the United States, Europe, Asia Pacific and the Middle East.

PROPERTY HIGHLIGHTS

- Located approximately 1.4 miles from I-20 via Exit 55.
- Excellent visibility from I-20, with +/- 550 feet of frontage.
- Construction Type: Steel framed metal building
- Office Space: 3,000 SF
- Warehouse space: 12,500 SF
- Sprinklers: 100%
- Property is fully fenced with automatic gate

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RETAILER MAP

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PROPERTY PHOTOS

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