



SUBJECT PROPERTY

1921 Boone Trail Road

Sanford, NC 27330 · Lee County

APN 9634-43-0406-00

Report Date August 2, 2026

Prepared For Gruner Bros Investments, LLC

\$40,000,000

ASKING PRICE

7.02%

CAP RATE

\$2,809,495

ANNUAL NOI

\$92.54/SF

PRICE / SF

~15.0 YRS

REMAINING TERM

PROPERTY BASICS

Property Type Single-tenant industrial / manufacturing facility

Gross Building Area 432,230 SF

Land Area 33.58 acres

Year Built 1993, 1994, and 1996 phases

Year Renovated Unknown – Requires Verification

Construction Type Masonry walls, steel columns, 6" reinforced concrete floor, membrane roof

Roof Age / Replacement Membrane roof replaced in 2008

VALUATION & PRICING

Asking / Purchase Price \$40,000,000

Price / SF \$92.54/SF

Tax Assessor Value \$12,107,900

Most Recent Sale Price \$20,000,000

Most Recent Sale Date Estimated: 2026

Marketing Window New listing

Days on Market 0–1 days

LEASE & INCOME

Tenant Name China-based manufacturing company — Estimated / placeholder

Lease Type Absolute NNN

Annual Base Rent / NOI \$2,809,495

Occupancy 100%

Lease Commencement August 1, 2026

Lease Expiration July 31, 2041

Rent Escalations 2.5% annually

Renewal Options Unknown – Requires Verification

DILIGENCE & LEGAL

Zoning Classification LI – Light Industrial

Permitted Uses Light industrial / manufacturing / warehouse — verify locally

FEMA Flood Zone Unknown – Requires Verification

Opportunity Zone Unknown – Requires Verification

Annual Property Taxes Estimated: \$143,479

Tax Delinquency Status Unknown – Requires Verification

SALES COMPARABLES

COMPARABLE ADDRESS	SALE DATE	SALE PRICE	\$ / SF	CAP RATE
Comp 1 — address	—	—	—	—
Comp 2 — address	—	—	—	—
Comp 3 — address	—	—	—	—

MARKET INTELLIGENCE

PROPRIETARY RESEARCH

Most Probable Buyer 1

Most Probable Buyer 2

Most Probable Buyer 3

Prior Broker

Prior Broker Contact

Acquisition Date

KEY RISK / DILIGENCE NOTE —