



**BARNETT**  
Commercial Realty, Inc.

5 East Church Street  
Martinsville, VA 24112  
Tel: 276.656.3538  
Fax: 276.656.3639

## Single Tenant NNN Lease: 10.9% Cap Rate, Price Reduced

650 Frith Drive  
Ridgeway, VA 24148

For more information contact [Jim Barnett, CCIM](#)

Sale Price: **\$1,500,000**



86,000 Sq Ft building on  
8.9 Acres situated in  
Industrial Park with  
existing Single Tenant  
NNN Lease.

- Offered at \$1,800,000
- Cap Rate: 10.9%
- IRR before debt: 15%
- IRR after tax: 10.2%
- Net Operating Income  
(2010): \$193,993
- 10 Year Lease

Commencing on April 1, 2005

- 3, 5 Year Options
- 2% Annual Increases Per Year on Lease Rate

**Property Type:** investment

**Property Status:** sold