

UPS

Customs Brokerage Office Building

Aiken, South Carolina



Offering Price:
\$7,500,000



Cap Rate:
7.20%

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Investment Summary

Stan Johnson Company is pleased to exclusively offer for sale to qualified investors, the opportunity to purchase an office property located in Aiken, South Carolina (the "Property"). The Property is 100% leased to **United Parcel Service**.

The property totals 51,250 SF on 5.4 acres and was built in 1990. The Property is located in Centennial Corporate Business Park approximately 4 miles from downtown Aiken, South Carolina. The demographics in the area are strong with an average household income of \$89,796 within a 3-mile and 5-mile radius as well as a population of 51,598 within a 5 mile radius.

United Parcel Service (NYSE: UPS) is a global leader in logistics, offering a broad range of solutions including the transportation of packages and freight, the facilitation of international trade, and the deployment of advanced technology to manage the world of business more efficiently.

Investment Highlights



Investment Grade Credit



Lease Structure



Strong Parking Ratio



Recent CapEx Improvements

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