

# FOR SALE

## GERBER COLLISION & GLASS - SINGLE-TENANT NNN AUTO BODY SHOP & LIGHT INDUSTRIAL 6013 Victory Lane | Concord NC 28027



**AERIAL**

### EXECUTIVE SUMMARY:

Gerber Collision & Glass - Premium Auto Body Triple-Net Industrial Investment For Sale

	<b>Parcel Number:</b>	5508-03-1835
	<b>Acreage:</b>	1.78 AC
	<b>Available SF:</b>	11,380
	<b>Zoning:</b>	I-1
	<b>Year Built:</b>	1989
	<b>Tenant:</b>	Gerber Collision & Glass
	<b>Pricing:</b>	\$1,300,000
	<b>Cap Rate:</b>	5.08%



**ZACHARY BUTTS**

Commercial Real Estate Broker

G Brokerage Commercial Real Estate, Inc.

📞 | 704-942-5372

📞 | 704-325-8005

✉ | Zachary.Butts@GBrokerage.com



## PROPERTY HIGHLIGHTS:

- 11,380 SF
- 95/5 Industrial-to-office ratio
- Mezzanine, paint booth, and wash bay
- 4 drive-ins
- Heartland of the auto industry
- Stable and reliable rental history
- Corporate Tenant
- 10% rental increases with 5-year options
- Cabarrus Neighborhood



## PROPERTY DESCRIPTION

The building lies in the heart of the self-branded Center of American Motorsports, Cabarrus County. Its 11,380 square feet with 94% Industrial and 6% office. Mezzanine, paint booth, and wash bay are included. Rich in auto history, this building checks the boxes for any businesses in the automotive repair or light industrial industries. Gerber Collision & Glass have been there since 2012 with strong rental history. It's a stable triple-net industrial investment opportunity with a nationally accredited corporate tenant.



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