



## 3545 Centre Circle Drive

3545 Centre Circle Drive is a multi-tenant industrial flex building located in Fort Mill, South Carolina. At the time of the acquisition, the building was leased out to multiple tenants at terms that were not in line with the market, short term leases at below market rents. Over the course of several years, investments were made into the building to address deferred maintenance items and to improve the curb appeal of the building. Any vacancies that existed at the time of closing were leased and existing tenants either left at lease expiration or were renewed at market terms. This asset was held for 12 years and then sold. The sale price represented a 108% increase in the building value at the time of acquisition.

### LOCATION

FORT MILL, SC

### PROJECT TYPE

INDUSTRIAL FLEX

### PROJECT SIZE

18,000 SF