

STUMP

BAKER FURNITURE DISTRIBUTION CENTER | SALE/LEASE



Opportunity

- 344,000 sf on 35 acres
- World Class manufacturing facility
- One hour drive from Charlotte, NC
- Pre-cast concrete construction
- Located less than one mile off I-40
- Great community for business
- Owner is consolidating operations in Hildebran, NC
- Catawba County Tax Parcel # 372213035850

1105 22nd Street SE
Hickory, NC (Catawba County)



The Stump Corporation | office 704-332-3535

Randy Stump | 704-589-5529 cell | randy@stumpnet.com

John Stump | 704-231-3110 cell | john@stumpnet.com

1043 East Morehead Street, Suite 105 | Charlotte, NC 28204

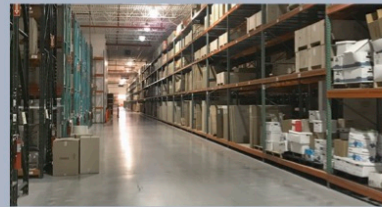


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Highlights:

BUILDING SIZE	344,000	AGE	2001
ACREAGE	35.89	CONDITION	Excellent
OFFICE SPACE	45,000 Class A	WALLS	Pre-cast concrete
CEILING HEIGHT	20' to 23' 6" clear	FLOORS	6" Concrete
TRUCK DOORS	16 dock high doors	ROOF	EPDM
DIMENSIONS	500' x 600'	WATER	City of Hickory 8" Main line
BAY SPACING	41' x 44'	SEWER	City of Hickory 8" Main line
PARKING	275 Paved spaces	ELECTRIC	Duke Energy 8,000 amps
ZONING	Industrial	GAS	Piedmont Nat. Gas Available
DATE AVAILABLE	Spring 2018	HEAT	Electric
LAST USE	Distribution	SPRINKLER	100% Wet (Heavy density)
SELLING PRICE	\$12,000,000	LIGHTING	Metal halide
LEASE RATE	Negotiable	A/C	50%



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