STUMP

FORMER BROYHILL FURNITURE DISTRIBUTION CENTER | SALE/LEASE

SELLING PRICE $11,000,000
LEASE RATE $2.50 psf NNN

Opportunity

- 495,200 sf on 25.5 acres
- Office Space: +/- 3,000 sf
- Ceiling Height: 20'
- Truck Doors: 91 Dock High
- Caldwell County Tax Parcel #06170 1 4
- Includes an attached 3 Bay Garage (70' x 75')
- Can be subdivided, 180,350 sf & 309,600 sf
- 90 minutes from Charlotte, NC Airport
- Vibrant Industrial Region
- Near I-40 | I-85 | I-77 | Hwy 321

840 SW Complex Street
Lenoir, NC 28645
(Caldwell 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
Robert J. Dunn | 828-443-5954 cell | rjdunn@stumpnet.com

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

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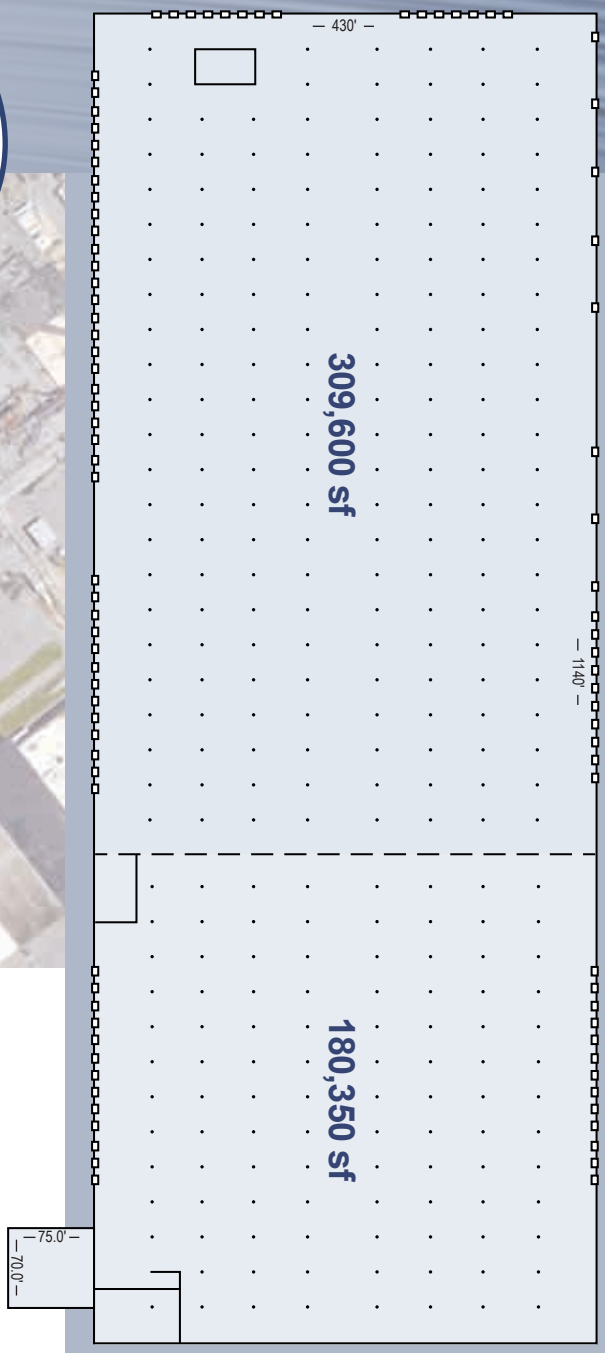

Highlights:

BUILDING SIZE	495,200	**AGE**	1971 - 1978
ACREAGE	25.5	**CONDITION**	Very good
OFFICE SPACE	3,000	**WALLS**	Brick
CEILING HEIGHT	20'	**FLOORS**	Concrete
TRUCK DOORS	91 Dock high	**ROOF**	Primarily rubber
DIMENSIONS	1140' x 430'	**WATER**	Municipal
BAY SPACING	30' x 46' & 30' x 60'	**SEWER**	Municipal
PARKING	175 Paved and graveled spaces	**ELECTRIC**	Duke Energy 1600 AMPS 480 volt
ZONING	Industrial	**GAS**	PNG
DATE AVAILABLE	Immediately	**HEAT**	Radiant gas units
LAST USE	Furniture Distribution	**SPRINKLER**	100% wet
SELLING PRICE	$11,000,000 ($22.00 psf)	**LIGHTING**	LED
LEASE RATE	$2.50 psf NNN	**A/C**	Office

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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, leasing or other conditions, prior sale, prior lease or withdrawal without notice. All square footage (SF) and acreage amounts are estimates subject to verification. No liability of any kind is to be imposed on the Broker herein.