

ELKIN INDUSTRIAL | SALE/LEASE



SELLING PRICE \$2,800,000
LEASE RATE \$3.50 psf NNN

Opportunity

- Sale or Lease
- 71,500 SF Building
- 1,500 SF Office
- Acreage - 4.02 acres
- Currently leased through June 2025
- Surry County Tax Parcel ID 495115525807
- Additional land available

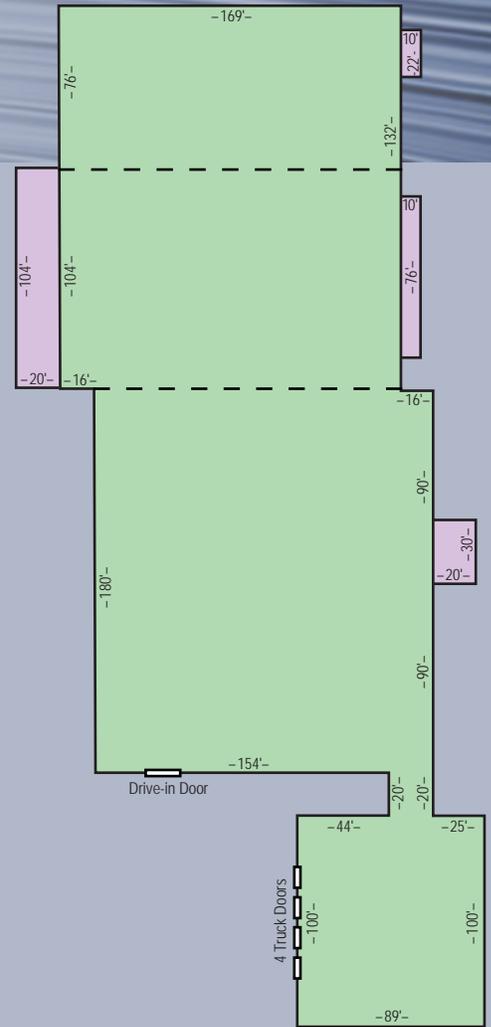
370 Standard Street
Elkin, NC
(Surry County)



The Stump Corporation | office 704-332-3535
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

Randy Stump | 704-589-5529 cell | randy@stumpnet.com
John Stump | 704-231-3110 cell | john@stumpnet.com

370 Standard St.
Elkin, NC



Highlights:

BUILDING SIZE	71,500	AGE	1963 + additions
ACREAGE	4.02	CONDITION	Very good
OFFICE SPACE	1,500	WALLS	Pre-engineered metal
CEILING HEIGHT	16' to 24'	FLOORS	Concrete
TRUCK DOORS	5 Dock high, One drive-in	ROOF	Pre-engineered metal
DIMENSIONS	Varied	WATER	Municipal
BAY SPACING	20' x 60'	SEWER	Municipal
PARKING	Ample paved/graveled	ELECTRIC	3 Phase 480 volt
ZONING	Industrial	GAS	Natural gas
DATE AVAILABLE	July 2025	HEAT	Suspended gas units
LAST USE	Metal building fabrication	SPRINKLER	100% Wet System
SELLING PRICE	\$2,800,000	LIGHTING	Fluorescent
LEASE RATE	\$3.50 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.