



Opportunity

Quality manufacturing facility. Extremely well maintained. Completely fenced. Heavy electric power. Owner will consider leasing back up to 85,000 square feet

- 330,000 SF on 35 acres
- Office Space: 7,000 SF
- Ceiling Height: 18' to 34' clear
- Truck Doors: 11 Dock High



1372 Boggs Drive
Mt. Airy, NC (Surry County)



The Stump Corporation | office 704-332-3535

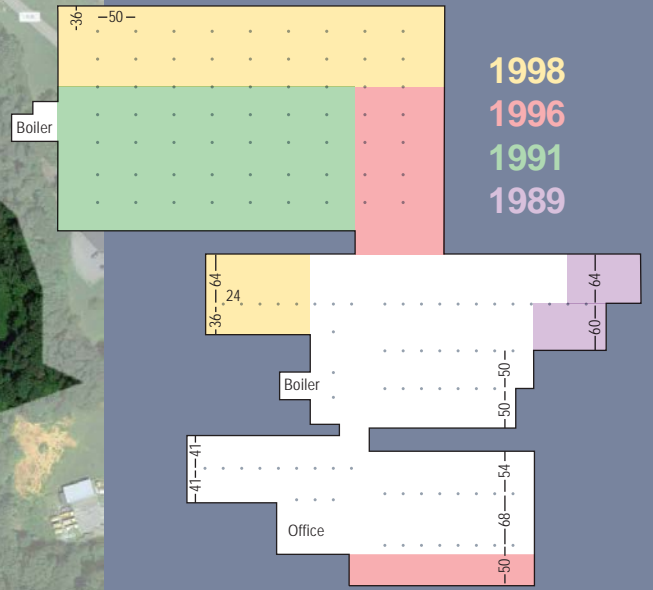
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John Stump | 704-231-3110 cell | john@stumpnet.com

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



1372 Boggs Drive Mt. Airy, NC



Highlights:

BUILDING SIZE	330,000	AGE	1983-2000
ACREAGE	35	CONDITION	Excellent
OFFICE SPACE	7,000	WALLS	Concrete panels
CEILING HEIGHT	18' to 34' clear	FLOORS	6" concrete
TRUCK DOORS	11 Dock high	ROOF	New TPO over 50%
DIMENSIONS	Varied	WATER	City of Mt. Airy
BAY SPACING	Varied	SEWER	City of Mt. Airy
PARKING	300 Paved spaces	ELECTRIC	Duke Energy
ZONING	Industrial	GAS	Frontier NG
DATE AVAILABLE	Immediately	HEAT	50% gas units. 50% steam boiler
LAST USE	Metalworking	SPRINKLER	100% wet
SELLING PRICE	\$7,100,000	LIGHTING	50% LED 50% Fluorescent
LEASE RATE	Not applicable	A/C	Office



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