STUMP

HOGAN STREET INDUSTRIAL | SALE/LEASE

410 Hogan Street
Morganton, NC
(Burke County)

Opportunity

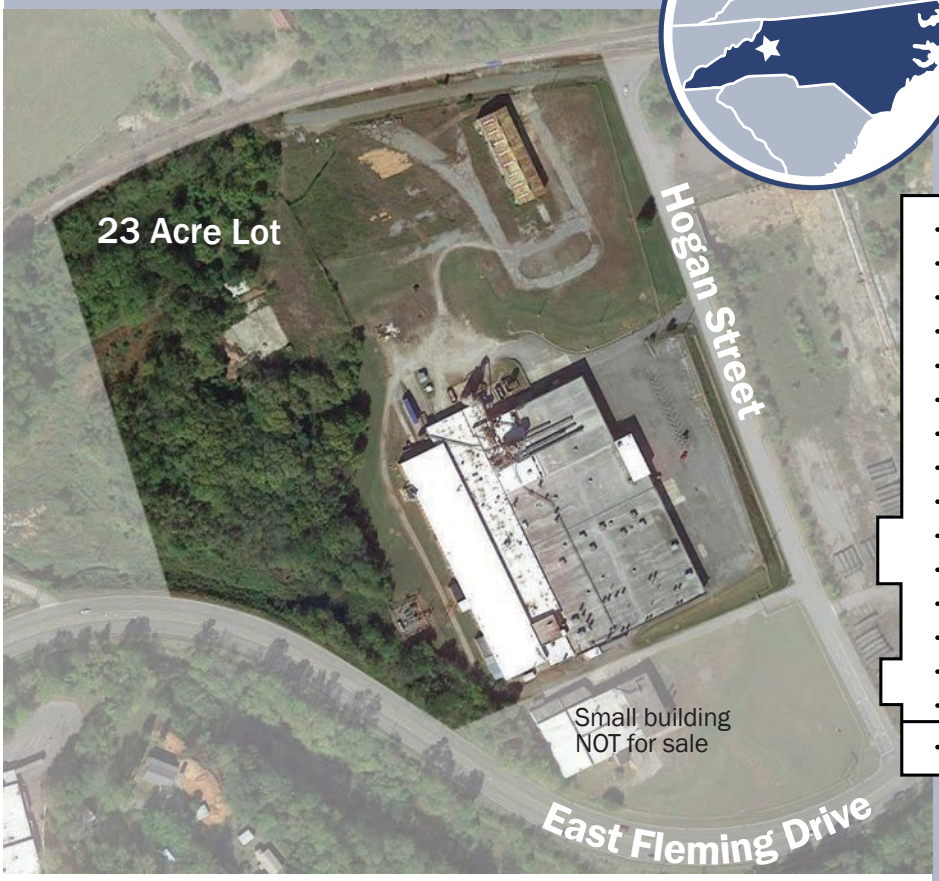
- 152,500 SF Industrial building
- 23 Acres
- Excellent condition
- Great Manufacturing County (BURKE)

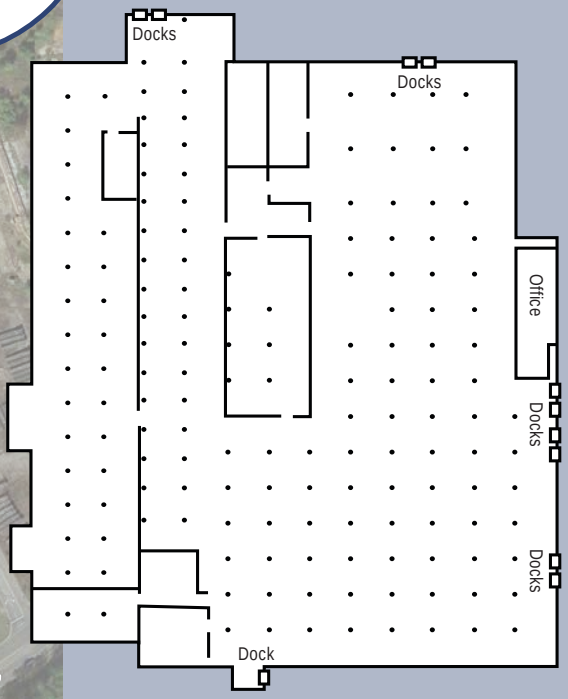
The Stump Corporation | office 704-332-3535

Randy Stump | 704-589-5529 cell | randy@stumpnet.com
John Stump | 704-231-3110 cell | john@stumpnet.com
Robert Dunn | 828-443-5954 cell | rjdunn@stumpnet.com

831 East Morehead Street, Suite 440 | Charlotte, NC 28202

410 Hogan Street
Morganton, NC





Highlights:

BUILDING SIZE	152,500
ACREAGE	23
OFFICE SPACE	5,000
CEILING HEIGHT	17' to 22'
TRUCK DOORS	11 Dock high doors
DIMENSIONS	Varied
BAY SPACING	25' x 30'
PARKING	200 Paved spaces
ZONING	HI - Heavy industrial
DATE AVAILABLE	Immediately
LAST USE	Furniture manufacturing
SELLING PRICE	$3,600,000
LEASE RATE	Negotiable

AGE	1901 - 1969
CONDITION	Excellent
WALLS	Primarily brick
FLOORS	Concrete
ROOF	TPO & Rubber
WATER	City of Morganton
SEWER	City of Morganton
ELECTRIC	Duke Energy 3000 amps 480 volt
GAS	Piedmont Natural Gas
HEAT	Wood & oil fired boiler
SPRINKLER	100% wet system
LIGHTING	Florescent
A/C	Office

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