

SULLIVAN INDUSTRIAL | SALE ONLY | OPPORTUNITY ZONE

SELLING PRICE \$1,650,000



Opportunity

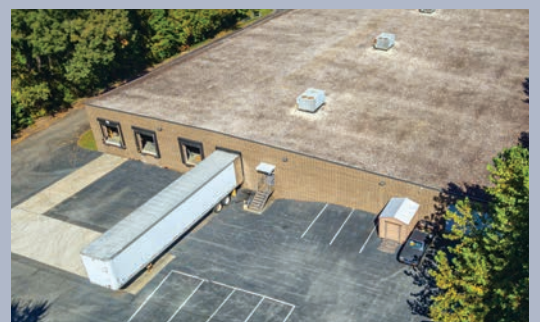
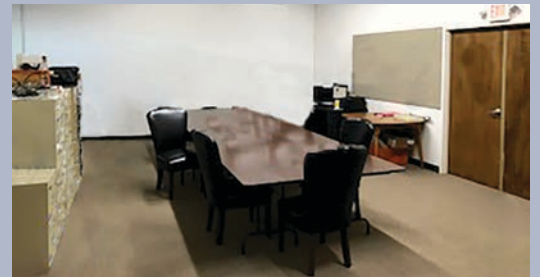
- 50,000 Square Foot Building
- 5.35 acres
- 3,000 sf office space
- 100% Air-conditioned
- Building is leased to TB Arhaus Furnishings through October 2021
- Catawba County Tax Parcel # 374115535893
- 2020 Taxes \$10,313.55

The Stump Corporation | office 704-332-3535

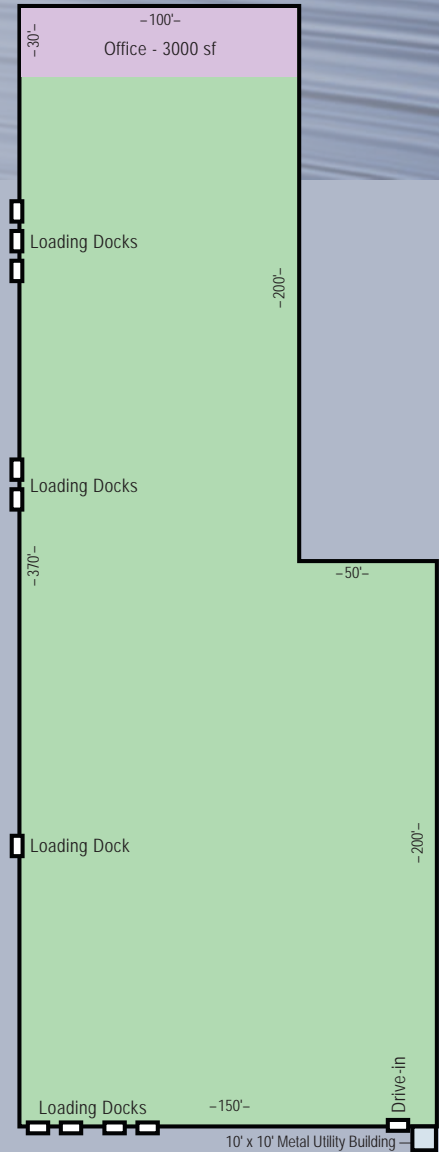
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831 East Morehead Street, Suite 440 | Charlotte, NC 28202

1211 Keisler Road SE
Conover, NC
(Catawba County)



1211 Keisler Road SE Conover, NC



Highlights:

BUILDING SIZE	50,000	AGE	1994 / 2000
ACREAGE	5.35	CONDITION	Excellent
OFFICE SPACE	3,000	WALLS	Brick on brick
CEILING HEIGHT	12'8" to 14'6"	FLOORS	5" Concrete
TRUCK DOORS	10 Dock high + 1 drive-in door	ROOF	EPDM
DIMENSIONS	100' x 200' & 150' x 200'	WATER	City of Conover
BAY SPACING	33' x 40'	SEWER	City of Conover
PARKING	100 Paved & marked spaces	ELECTRIC	Duke Energy (480 volt)
ZONING	Industrial	GAS	PNG
DATE AVAILABLE	Fourth quarter 2021	HEAT	Suspended gas units
LAST USE	Upholstery	SPRINKLER	100% wet
SELLING PRICE	\$1,650,000	LIGHTING	Fluorescent
LEASE RATE	Not applicable	A/C	100% (110 tons)



STUMP

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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.