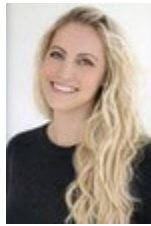




## Fully Conditioned with Heavy Power

114 S State St, Haw River, NC 27258



**Chantelle Stoughton**

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[cstoughton@ncrmanagement.com](mailto:cstoughton@ncrmanagement.com)  
(336) 343-2553



TRUCK & TRAILER  
PARKING



FENCED  
YARD





# Fully Conditioned with Heavy Power

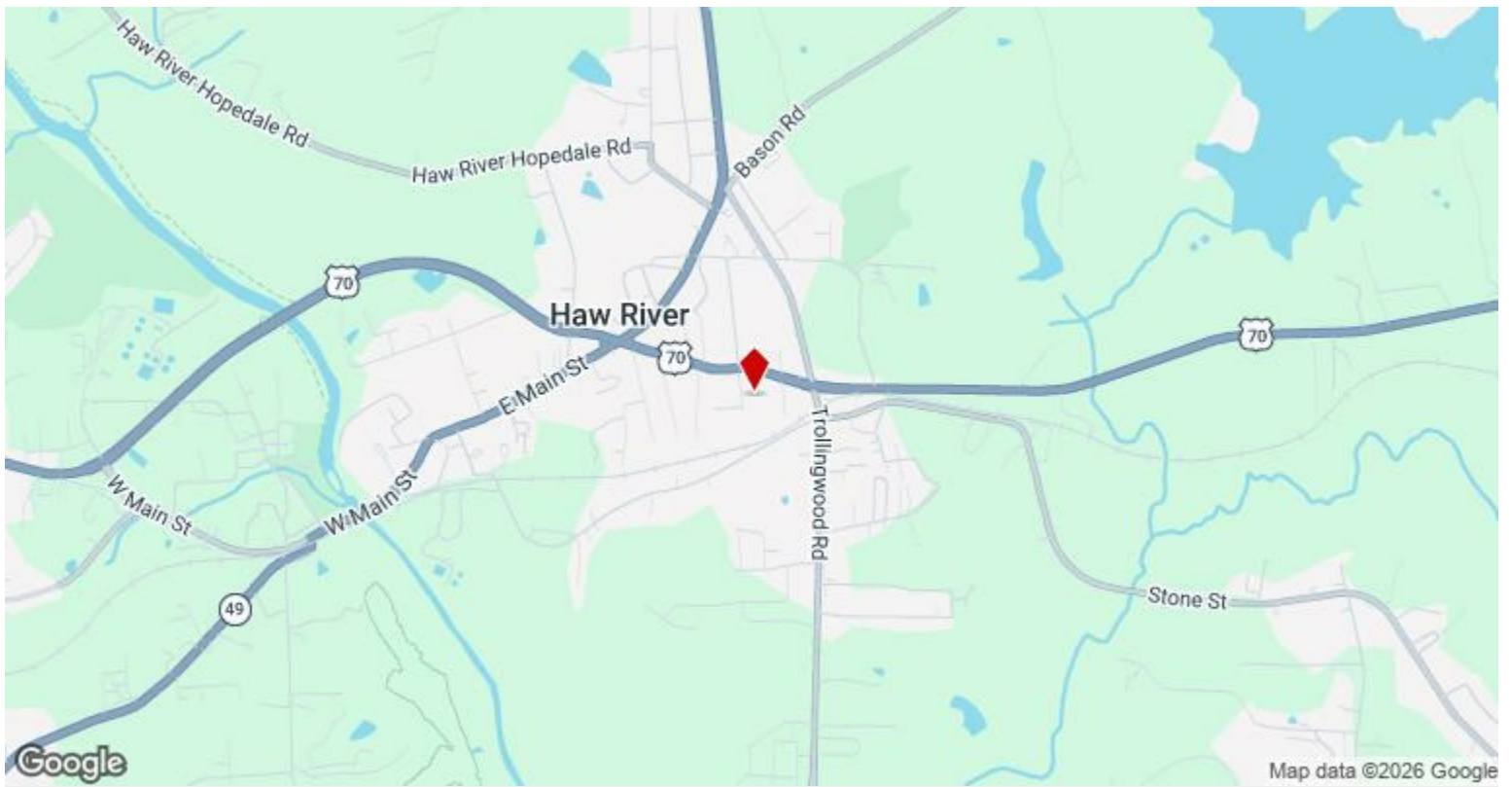
\$4,600,000

Positioned at 114 S State Street in Haw River, North Carolina,...

- 34,112-SF warehouse strategically positioned 2 miles from I-85 between Raleigh-Durham and Greensboro.
- Equipped with 3 dock-high doors, 12' to 15' ceiling heights, remodeled office space, 3 drive-ins, wet sprinklers, and Wi-Fi-controlled exterior doors.
- Features 1,200 amps of 480V power and 1,600 amps of 208V, 3-phase power, 7 HVAC systems, three 3 services, 3 electric meters, and up to 3 gas meters.
- Fully fenced industrial outdoor storage (IOS) and trailer parking capacity with 67,000 SF of asphalt parking space and a 25,000 SF paved storage yard.
- Multi-tenant layout configuration with up to three units offering a range of lease income strategies or a partial owner/user acquisition.
- Long-term durability with minimal maintenance supported by new exterior improvements, upgraded efficiency systems, and robust metal construction.



Price:	\$4,600,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	4.32 AC
Gross Building Area:	34,112 SF
Rentable Building Area:	34,112 SF
No. Stories:	1
Year Built:	1991
Tenancy:	Single
Parking Ratio:	2.26/1,000 SF
Clear Ceiling Height:	12 FT
No. Dock-High Doors/Loading:	3
No. Drive In / Grade-Level Doors:	3



**114 S State St, Haw River, NC 27258**

# Property Photos



Rare industrial site with abundant truck and trailer parking already in place.

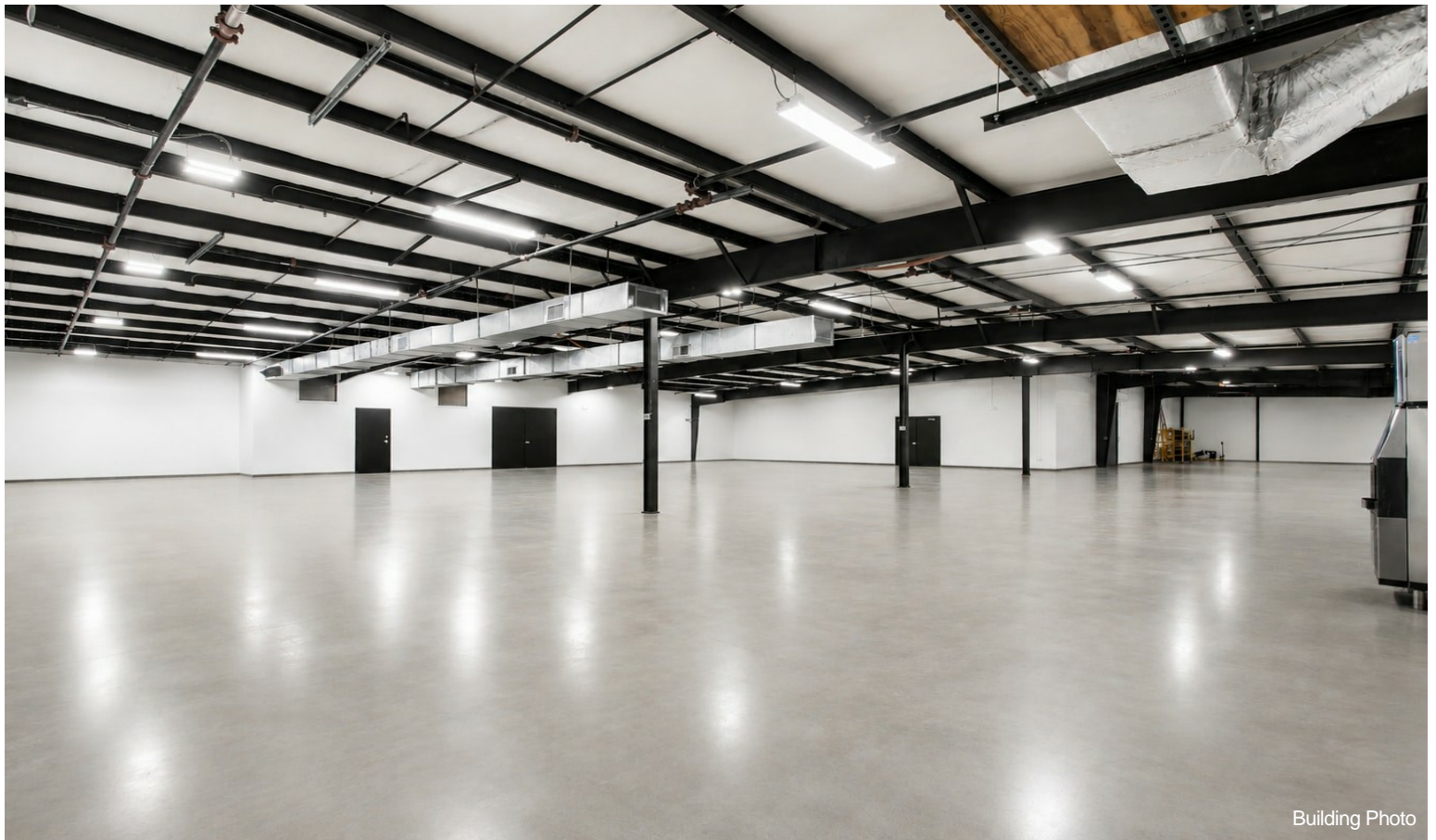


Building Photo

# Property Photos

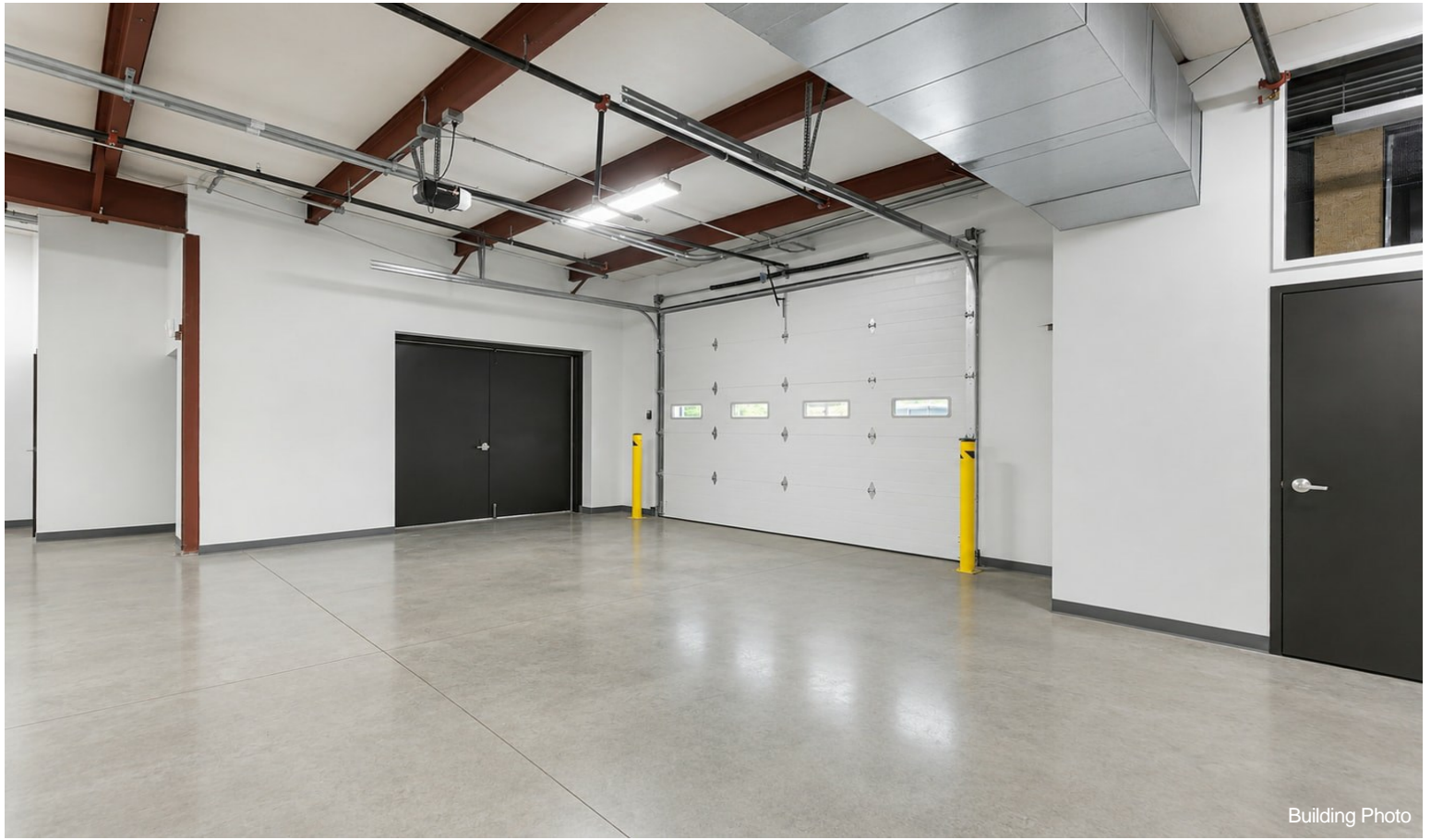


Building Photo



Building Photo

# Property Photos

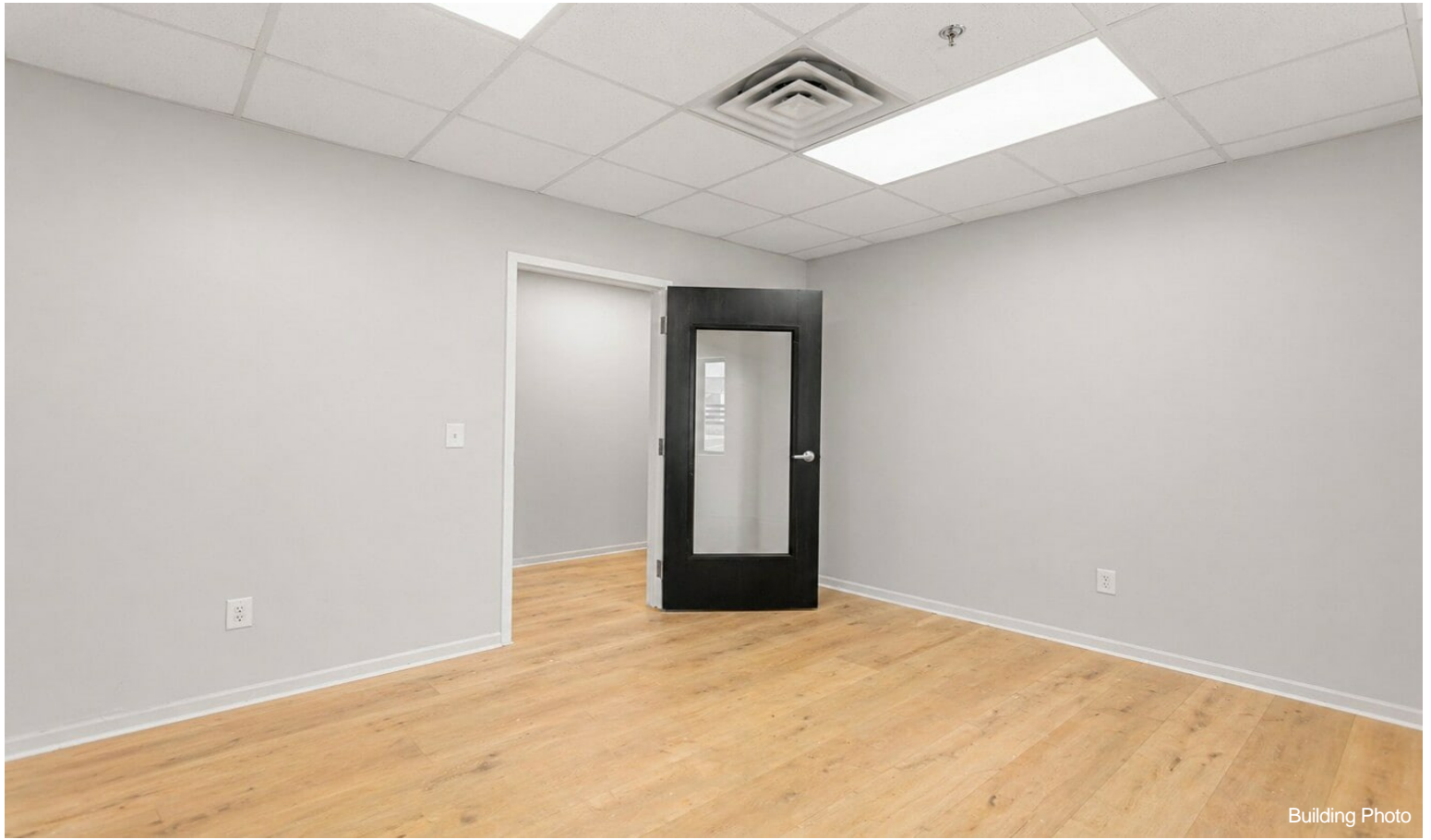


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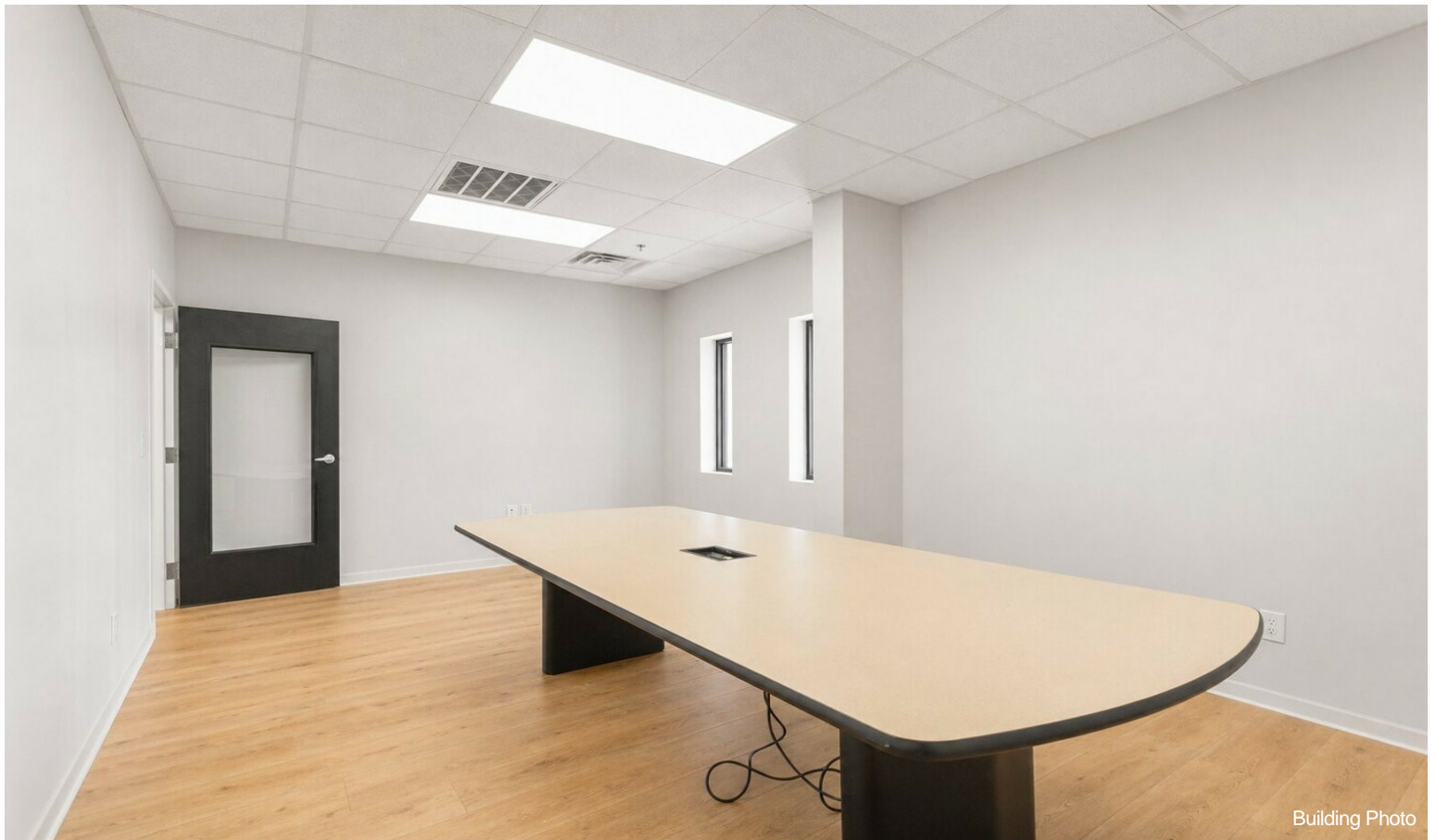


Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo

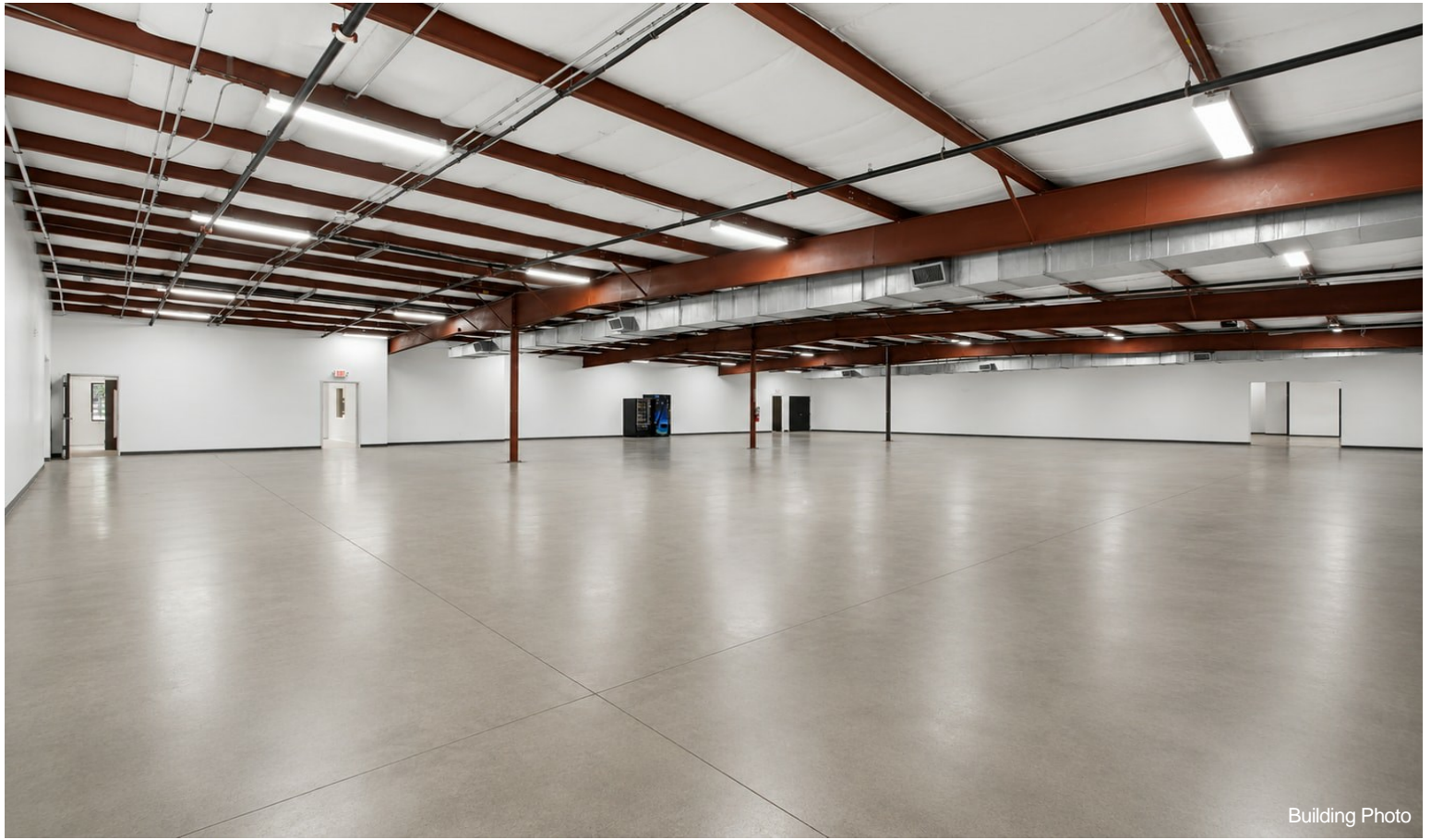


Building Photo

# Property Photos



# Property Photos



Building Photo



Building Photo

# Property Photos

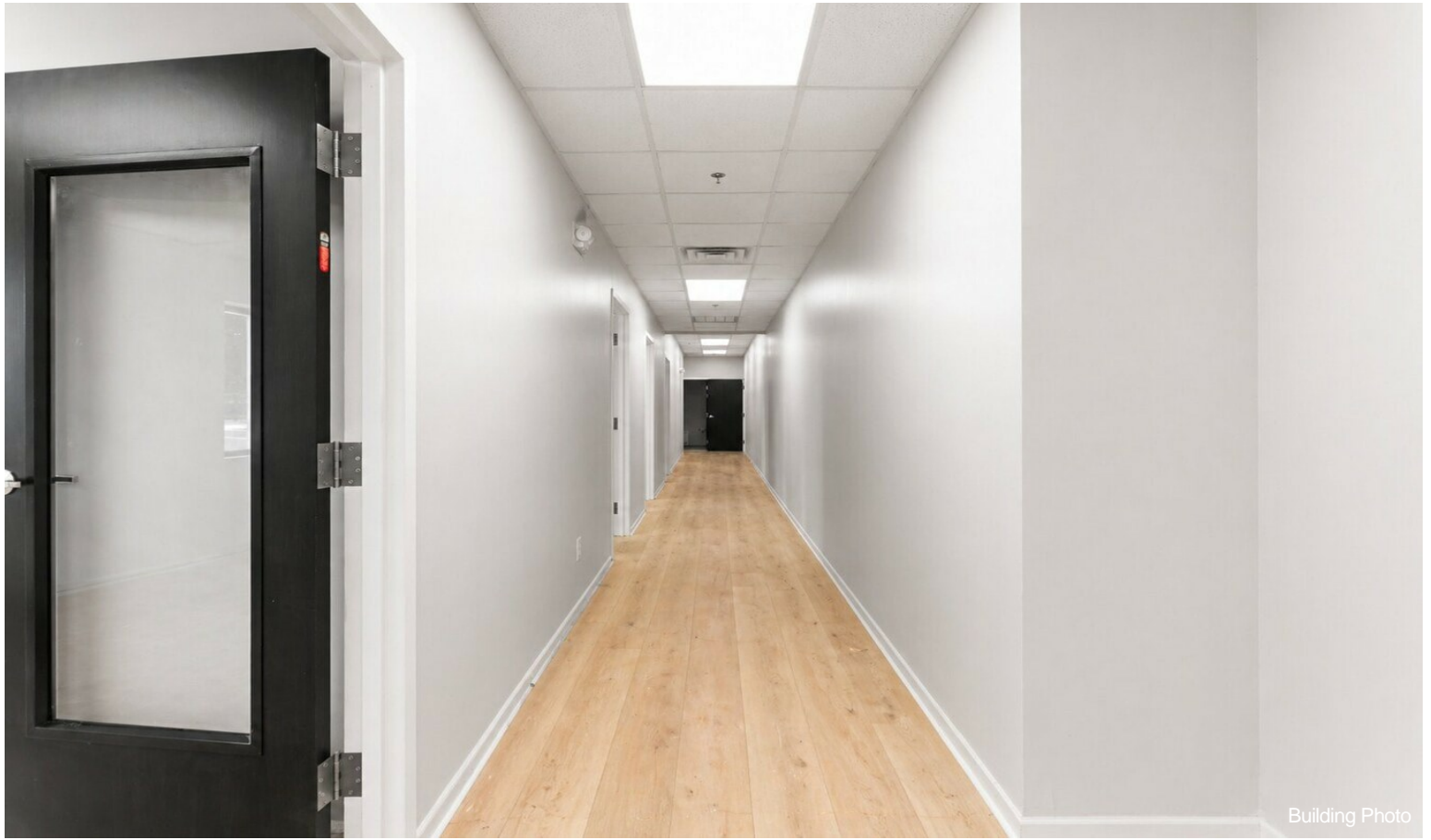


Building Photo



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



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