



SCOTLAND COUNTY INDUSTRIAL 1 | LEASE

CENTRALIZED LOCATION IN THE CAROLINAS

- Charlotte or Raliegh - 90 Miles
- Port of Wilmington - 90 Miles
- Port of Charleston - 190 Miles

18400 Fieldcrest Road
Laurel Hill, NC
(Scotland County)



SCOTLAND COUNTY INDUSTRIAL 2 | LEASE

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

18300 Fieldcrest Road
Laurel Hill, NC
(Scotland County)

OWNED AND
MANAGED BY:

NAI Parsons Commercial
Group Boston

AIS CRE

LEASE RATE
\$4.95 PSF NNN
ON EITHER PROPERTY



SCOTLAND COUNTY INDUSTRIAL 1

SCOTLAND COUNTY INDUSTRIAL 2

18400 Fieldcrest Road

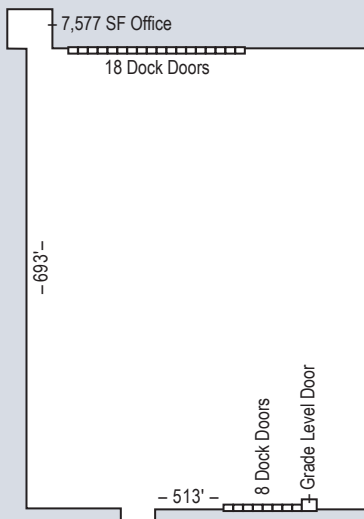
18300 Fieldcrest Road

Armstrong Rd.

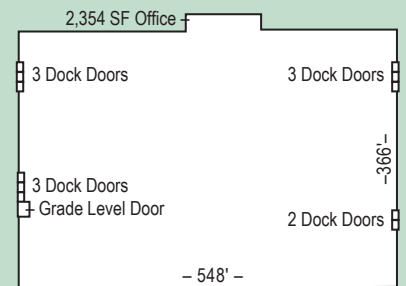


Crest Mill Rd.

High quality industrial building for sale or lease. Available Q1 2026. Significant recent upgrades. Creative terms and conditions available. Material handling equipment including racking available.



Excellent quality industrial building available Q1 2026. Multiple recent upgrades, Flexible terms and conditions.



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SCOTLAND COUNTY INDUSTRIAL 1 | HIGHLIGHTS

Building Size	356,201	Available	Q1 2026	Water	Municipal
Acreage	26.8	Last Use	Distribution	Sewer	Municipal
Office Space	7,577 (2.1%)	Selling Price	Negotiable	Electric	Duke Energy 480/277 volt 3 Phase
Ceiling Height	24' to 32'	Lease Rate	\$4.95 psf Net	Gas	Piedmont Natural Gas
Truck Doors	26 Dock high	Age	1980 /1992	Heat	Roof top HVAC units
Dimensions	693' x 513'	Condition	Excellent	Sprinkler	ESFR / Wet
Bay Spacing	30' x 60'	Walls	Brick veneer, block & metal panel	Lighting	Fluorescent / LED
Parking	220 Paved spaces	Floors	6" Reinforced concrete	A/C	75% (primarily new units)
Zoning	I-2 Heavy industrial	Roof	Single ply, TPO, Metal		



SCOTLAND COUNTY INDUSTRIAL 2 | HIGHLIGHTS

Building Size	203,196	Zoning	I-2 Heavy industrial	Roof	TPO
Acreage	21.4	Date Available	Q1 2026	Water	Municipal
Office Space	3,047 (1.5%)	Last Use	Carpet mfg. / distribution	Sewer	Municipal
Ceiling Height	19' 9"	Selling Price	Negotiable	Electric	Duke Energy 480/277 volt 3 Phase
Truck Doors	11 dock high (8' x 9')	Lease Rate	\$4.95 psf Net	Gas	Piedmont Natural Gas available
Dimensions	366' x 548'	Age	1968 / 1973	Heat	Suspended gas fired units (propane)
Bay Spacing	32' x 54'	Condition	Excellent	Sprinkler	ESFR / Wet
Parking	36 Paved spaces (expansion available)	Walls	Brick & block	Lighting	LED
		Floors	6" Reinforced concrete	A/C	Office

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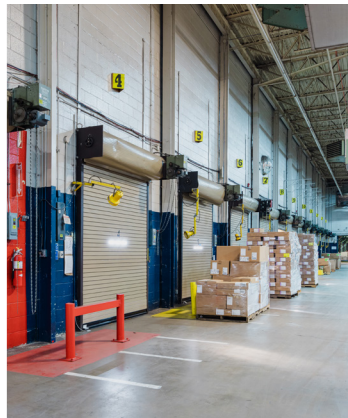
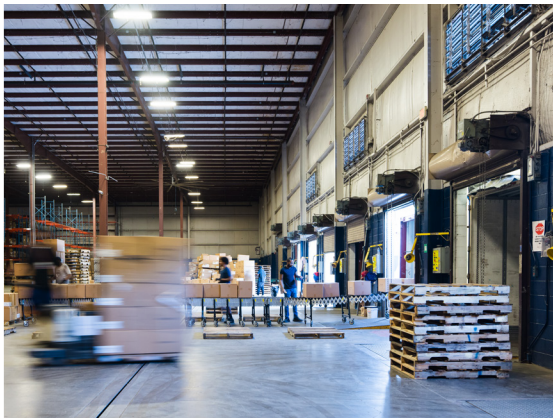
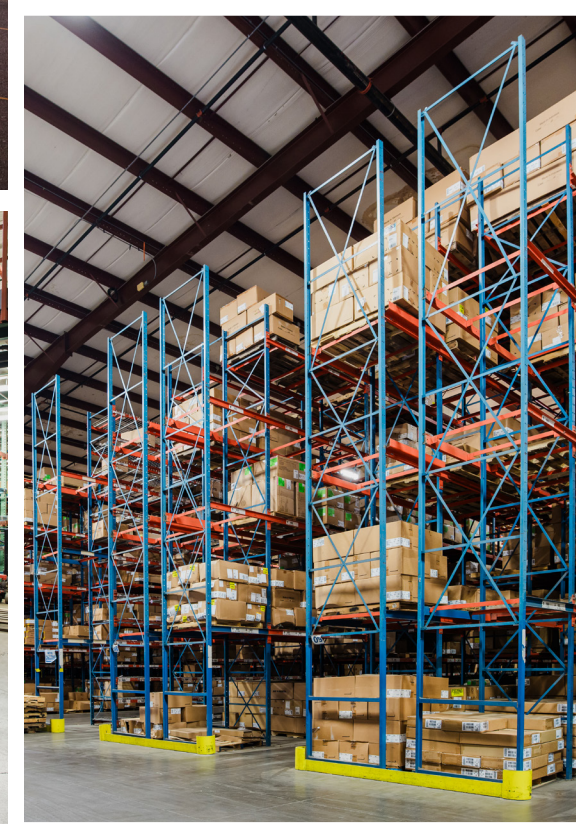
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