

FLEX/OFFICE FOR SALE
171 STANLEY ROAD
HENRICO, NC 27842



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

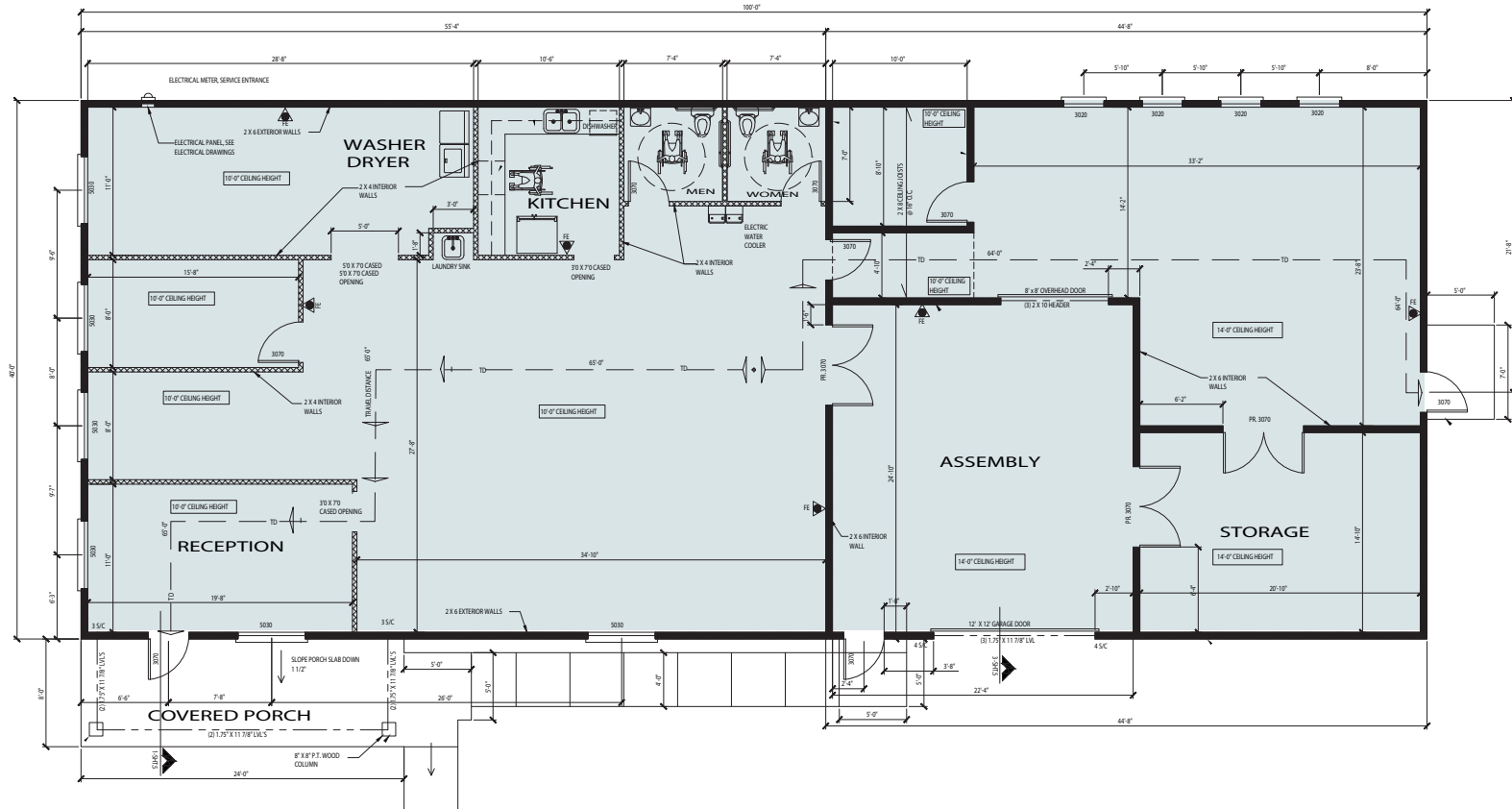
Located just minutes from beautiful Lake Gaston, this $\pm 4,000$ SF flex/industrial facility sits on approximately 1 acre and is well-positioned for a variety of commercial uses. The property offers generous outdoor space for storage, parking, and future expansion, making it ideal for owner-users, investors, or businesses seeking operational flexibility. Suitable for distribution, manufacturing, contractor services, marine-related operations, and other industrial or service-oriented uses.

OFFERING SUMMARY

- » 4,000 SF on 1+ acre
- » Prime Lake Gaston location convenient to waterfront, boating, tourism, construction, and outdoor recreation industries
- » Flexible layout accommodates warehouse, office, showroom, service, or light industrial operations
- » Approximately 1-acre site with abundant outdoor storage, parking, truck maneuvering, and room for future expansion
- » Existing 10-space parking area with capacity to add additional parking as needed
- » Opportunity for building expansion or additional site improvements
- » Attractive owner-user or investment opportunity in the growing Lake Gaston market
- » The business currently operating at the property has served the Lake Gaston area for more than 18 years and may be available for purchase separately
- » **Sale price: \$699,000**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





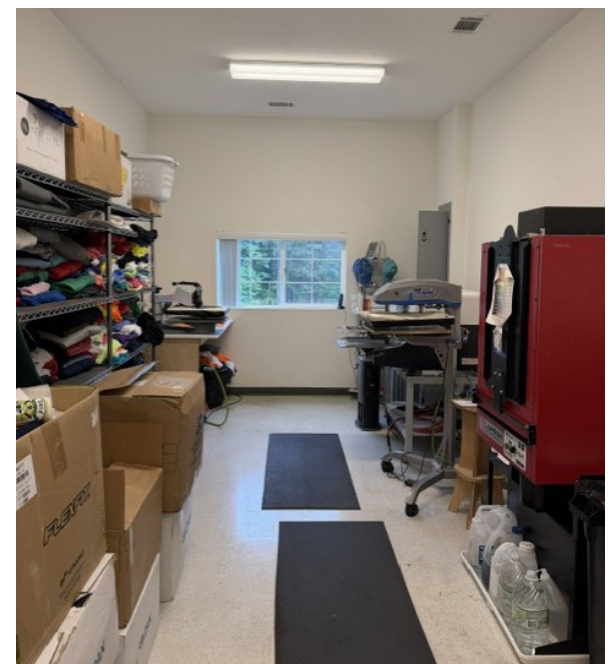
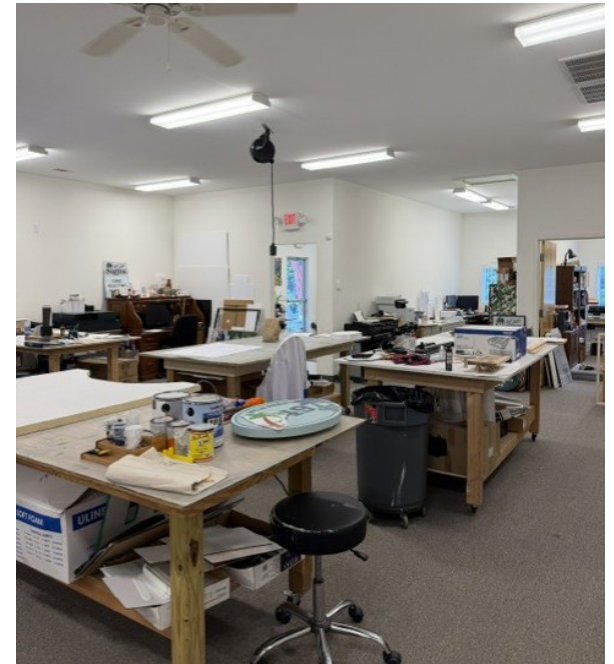
BUILDING FEATURES

- » 400-amp, single-phase commercial electrical service
- » Ceiling heights from 10'-14'
- » LED lighting throughout
- » Fiber cement siding
- » County Water/Conventional Septic
- » Spectrum high-speed internet

SITE FEATURES

- » 10 existing parking spaces
- » Additional parking potential
- » Room for building expansion
- » Outdoor equipment and material storage
- » Potential live/work use (subject to zoning approval)

INTERIOR PHOTOS



SURROUNDING AREA



DISTANCES

20.0 MILES
ROANOKE RAPIDS / INTERSTATE 95

25.6 MILES
INTERSTATE 85

49.6 MILES
OXFORD

57.1 MILES
ROCKY MOUNT

76.7 MILES
RALEIGH