



144 Water Street

Old Fort, North Carolina 28762

Property Highlights

- Immediate Access To I-40 and Norfolk Southern 'Old Fort Loops' Rail Line

Property Overview

This industrial manufacturing, distribution and storage park is ideal lease space in the Old Fort city limits. The building has 18 units with semi-truck access- in between I-40 and Norfolk Sothern's 'Old Fort Loops.' The rail companies \$60 million dollar rail rebuild will greatly impact local communities, businesses and supply chains. We have 4000 up to 65000 sf available. The buildings owner is currently spending money on several short range completion projects upgrading and improving the building for future tenants. Some of the improvements include sprinkling the building, electrical upgrades, pressure washing and painting.

Offering Summary

Lease Rate:	\$4.00 per sf per year (NNN)
Building Size:	500,000 SF
Available SF:	4,000-65,000 SF
Lot Size:	67.78 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	60	258	478

For More Information

Tom Green, CCIM

O: 828 606 6140

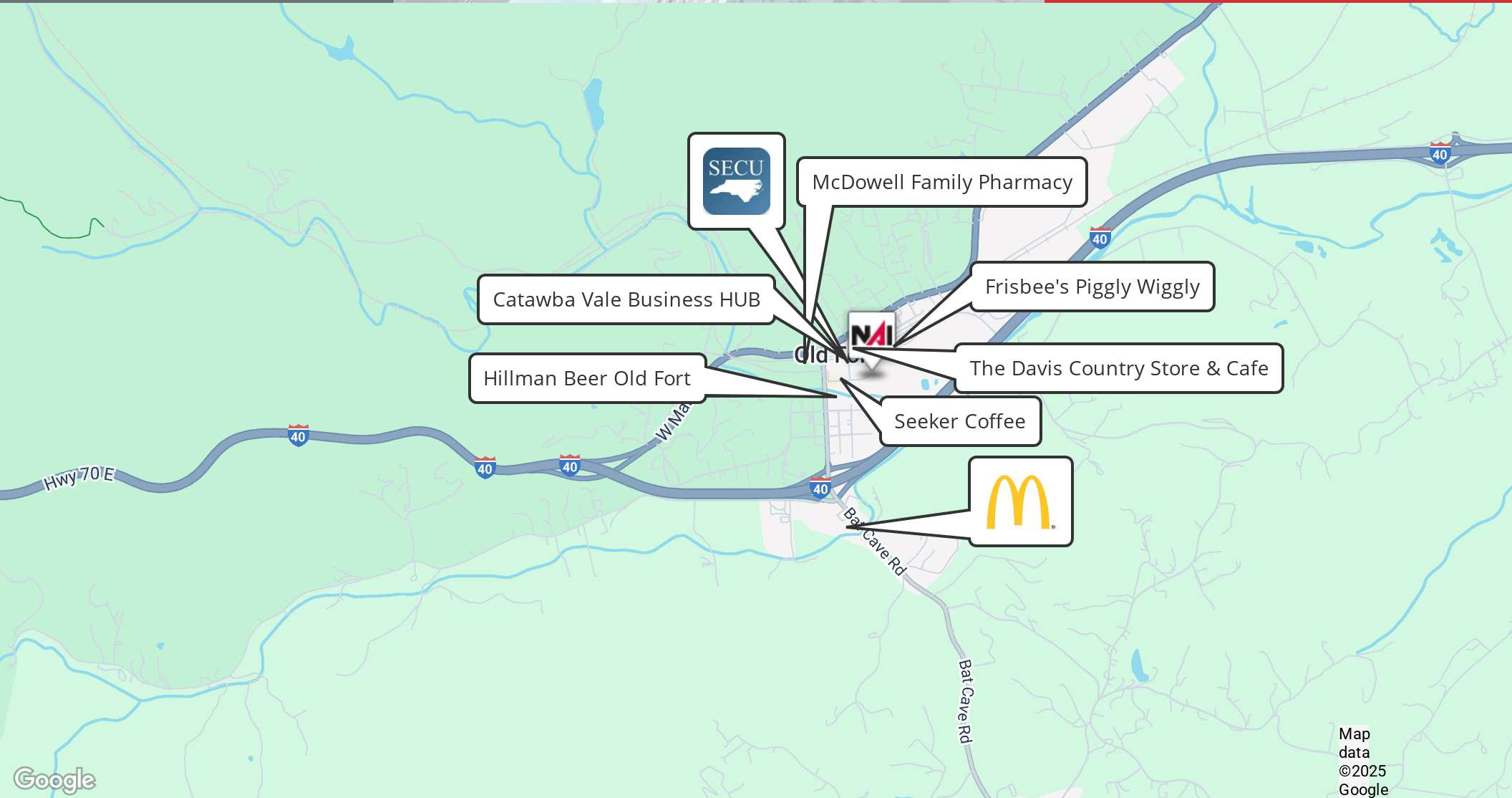
ptgreen@naibeverly-hanks.com | NC #243570

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144 Water Street, Old Fort, NC 28762

For Lease

Industrial Space
4000-65,000 sf
\$4 per sf per year NNN



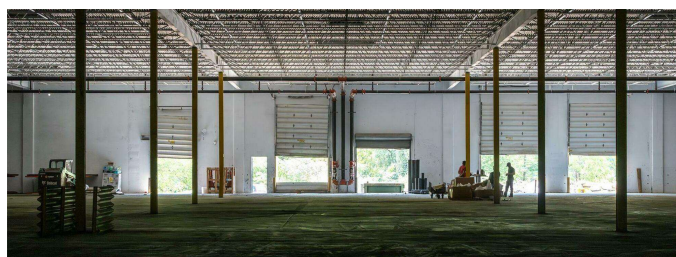
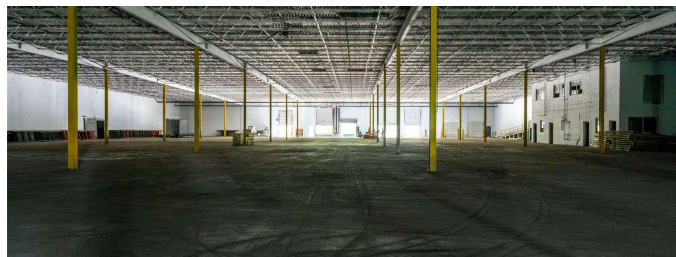
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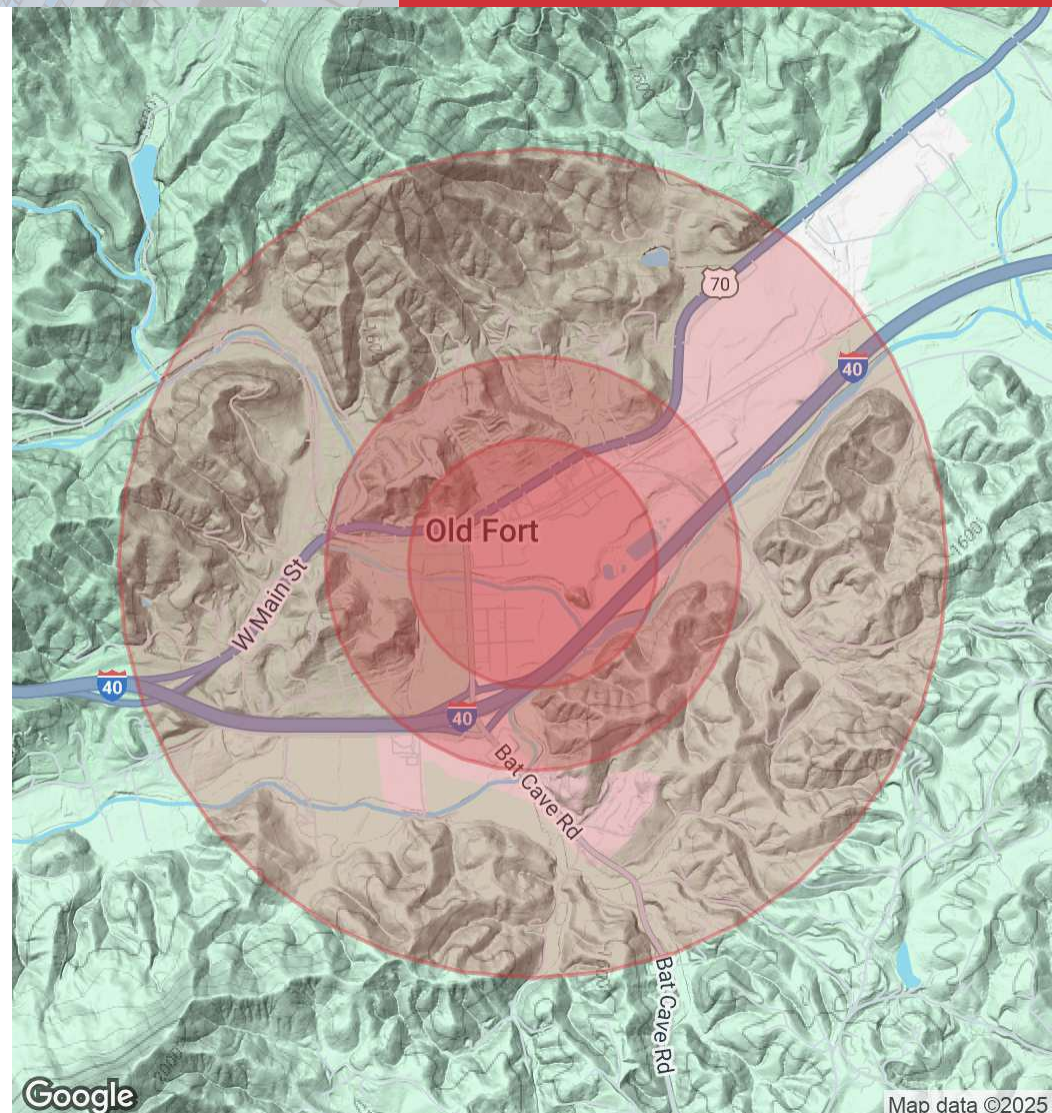
Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	132	573	1,074
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	45	45	45

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	60	258	478
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$72,280	\$72,063	\$72,434
Average House Value	\$182,865	\$184,817	\$193,649

Demographics data derived from AlphaMap



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