

MT. GILEAD INDUSTRIAL FACILITY/SALE ONLY



Opportunity

- 138,400 SF
- Over 100 Acres of Land
- Heavy Power
- (2) 300 KVA Pad Mounted Transformers
- 480/277 Volt
- Air Conditioning Infrastructure in Place
- Approximately 1 hour & 20 minutes to Charlotte

5465 NC-73,
Mt. Gilead, NC
(Montgomery County)



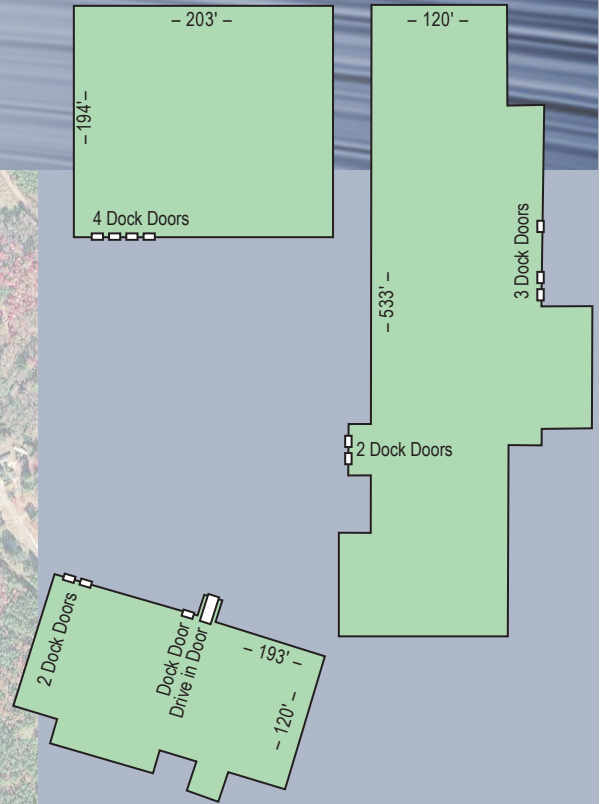
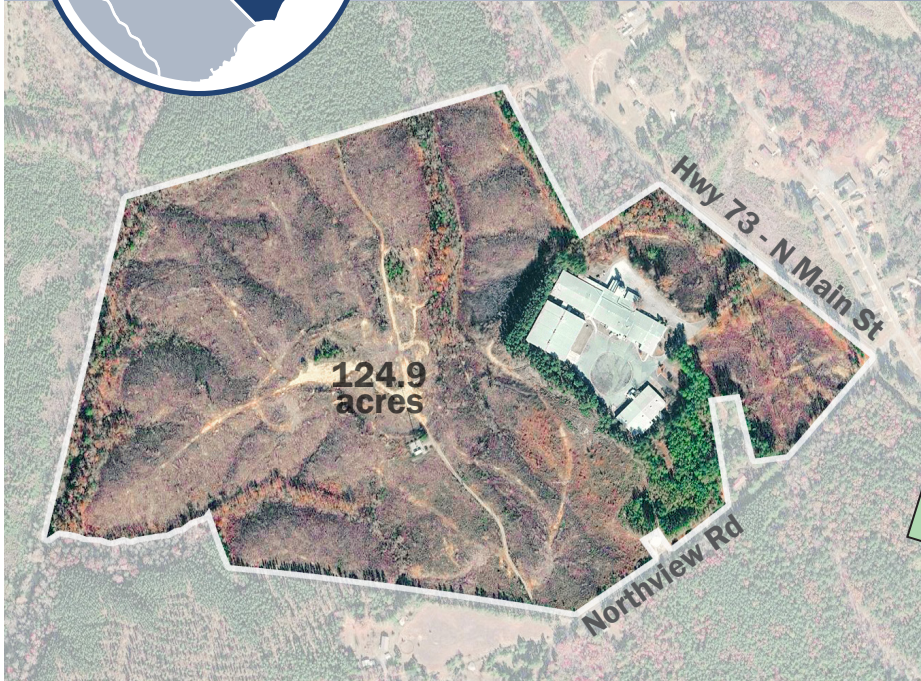
John R. Stump, SIOR
Broker

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The Stump Corporation
1300 Baxter Street, Suite 365
Charlotte, NC 28204



5465 NC-73,
Mt. Gilead, NC



Highlights:

Building Size	138,400 SF	Age	1979 & 1988
Acreage	124.90	Condition	Good
Office Space	9,597	Walls	Metal
Truck Doors	12 Dock High Doors; 1 Drive in Door	Floors	Concrete
Dimensions	Varied	Roof	Metal
Ceiling Height	10'7"-26'	Water	Municipal
Bay Spacing	42' X 53' & 60' X 25'	Sewer	Municipal
Parking	140 Paved Spaces (Expandable)	Electric	Duke Energy
Zoning	Light Industrial	Gas	Natural Gas Available
Date Available	Immediately	Heat	None
Last use	Paper Recycling	Sprinkler	100% Wet System
Selling Price	\$3,500,000	Lighting	LED & Metal Halide
Lease Rate	N/A	A/C	Office



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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.