

3838

CHARLES RAPER JONAS HWY

Property Improvements Underway

**±118,413 SF of
Industrial Space
& ±2.0 AC of IOS
Space Available for
Sale or Lease**



CONTACT BROKERS FOR MORE INFORMATION

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**AVISON
YOUNG**

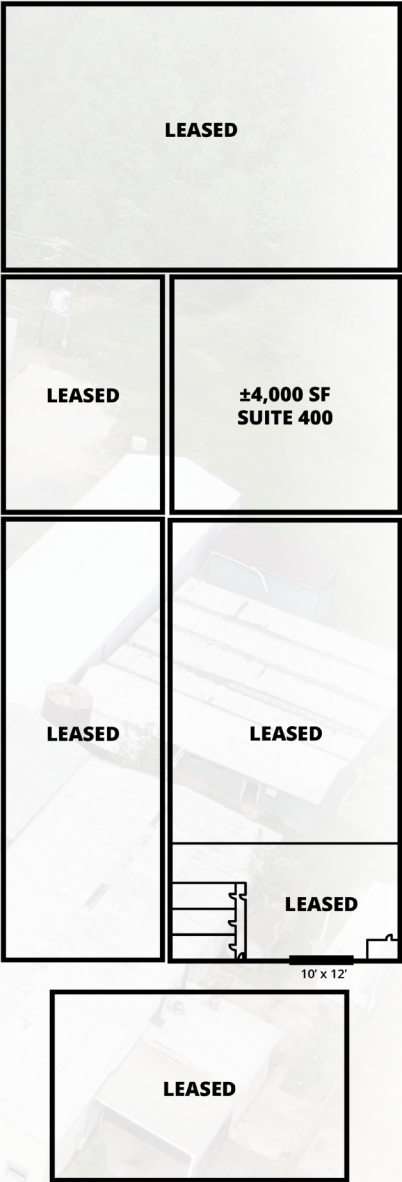
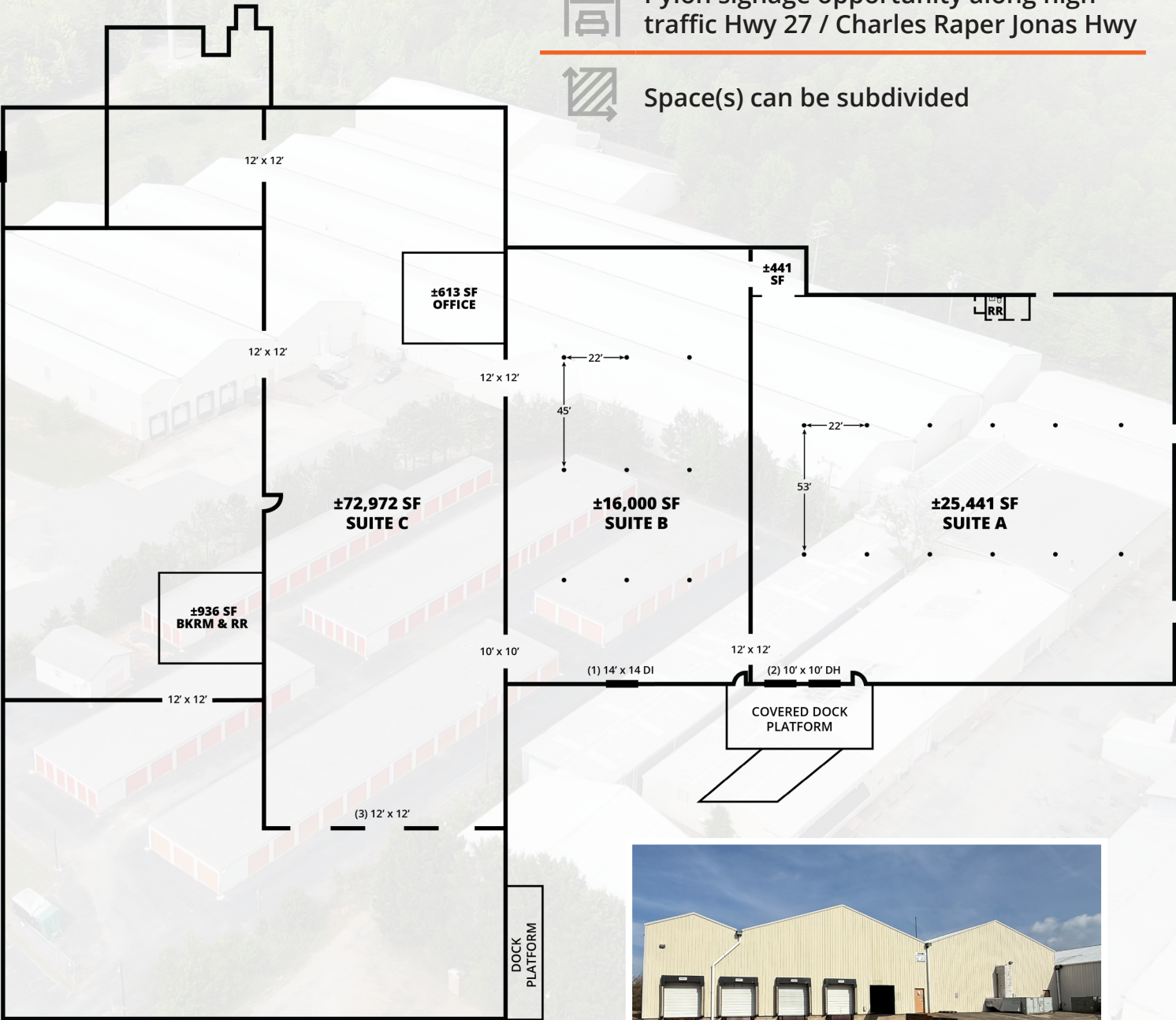
INDUSTRIAL SPACE & IOS FOR LEASE

3838 Charles Raper Jonas Hwy, Stanley, NC 28164



Property features

- Six 10' x 10' dock high doors and One 14' x 14' drive-in door
- Outdoor storage opportunities available
- Pylon signage opportunity along high-traffic Hwy 27 / Charles Raper Jonas Hwy
- Space(s) can be subdivided



Property details

Total Available SF:	±118,413 SF
Available Suite (A):	±25,441 SF
Available Suite (B):	±16,000 SF
Available Suite (C):	±72,972 SF
Available Suite (400):	±4,000 SF
Total IOS Lot Acreage:	±2.0 AC
Available IOS Lot (A):	±1.6 AC
Available IOS Lot (B):	±0.4 AC
Site Acreage:	±18.06 AC
Zoning:	ID (Industrial)
Clear Height:	15' - 20'
Dock High Doors:	Six (6) 10' x 10' doors
Drive-In Door:	One (1) 14' x 14' door
Lighting:	Newly installed LED
Power:	450 amps
HVAC:	Partially conditioned
Space Upgrades:	Available per mutually agreeable terms

LOCATION OVERVIEW

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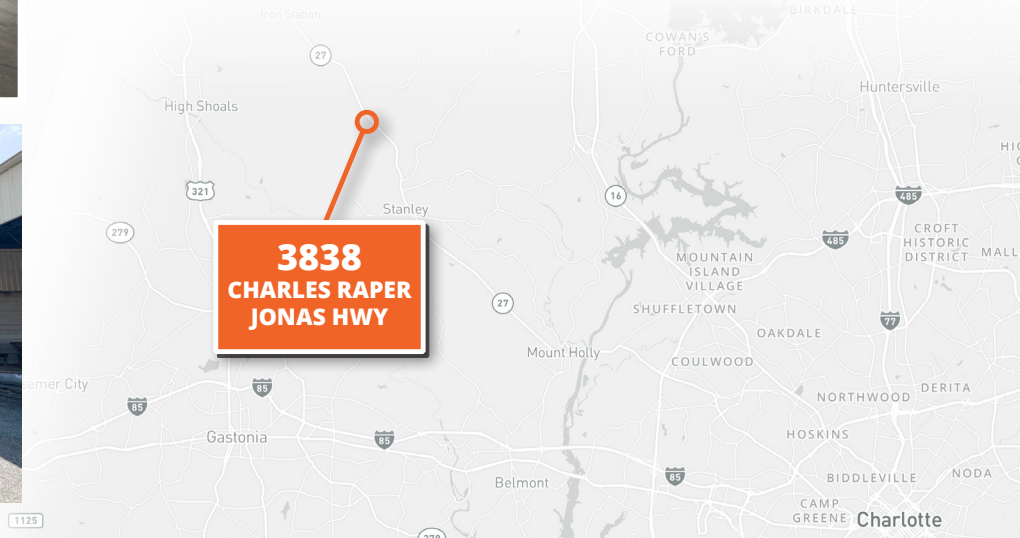
DOWNTOWN STANLEY
2.4 miles



HIGHWAY 321
7.6 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
17.8 miles



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