



**1000 CHAIN DR | MORGANTON, NC 28655**

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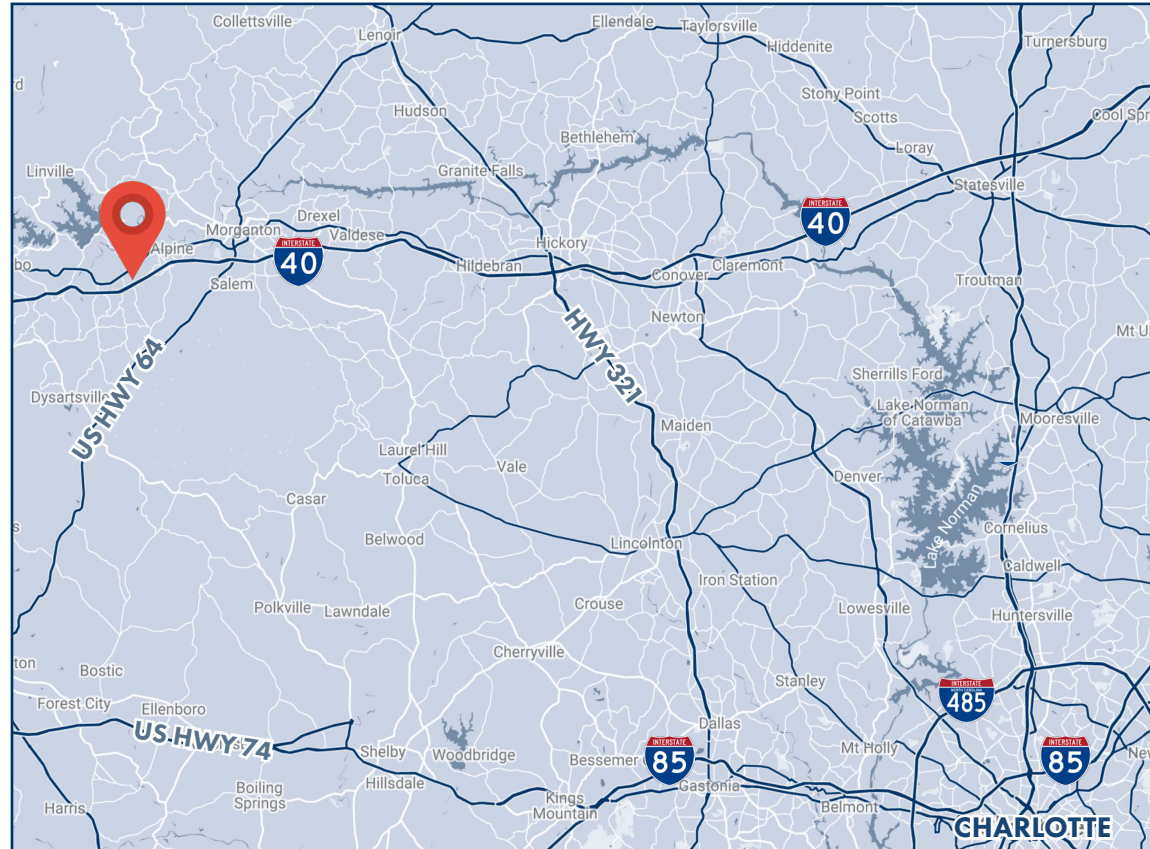
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# PROPERTY SUMMARY

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<b>SQUARE FOOTAGE</b>	±242,256 SF
<b>ACREAGE</b>	±36.93 acres
<b>LOADING</b>	16 dock high door 4 drive-in doors
<b>CEILING HEIGHT</b>	23' 10" - 30' 5"
<b>COLUMN SPACING</b>	10" Steel H - 48'x48'
<b>CRANES</b>	(1) 2-ton (1) 10-ton overhang bridge with 45' span
<b>POWER</b>	Heavy power - substation on site
<b>SPRINKLERS</b>	100% wet system
<b>HVAC</b>	Air conditioning in offices only Building 100% heated
<b>YEAR BUILT</b>	1980
<b>ZONING</b>	General Industrial



**ASKING PRICE: \$7,317,473**

# TENANT SUMMARY

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## TIMKEN

±76,665 SF OCCUPIED

*Absolute net lease with structure as only  
Landlord responsibility*



## Jackson Paper Mfg.

SUSTAINABLE BUSINESS FOR THE FUTURE

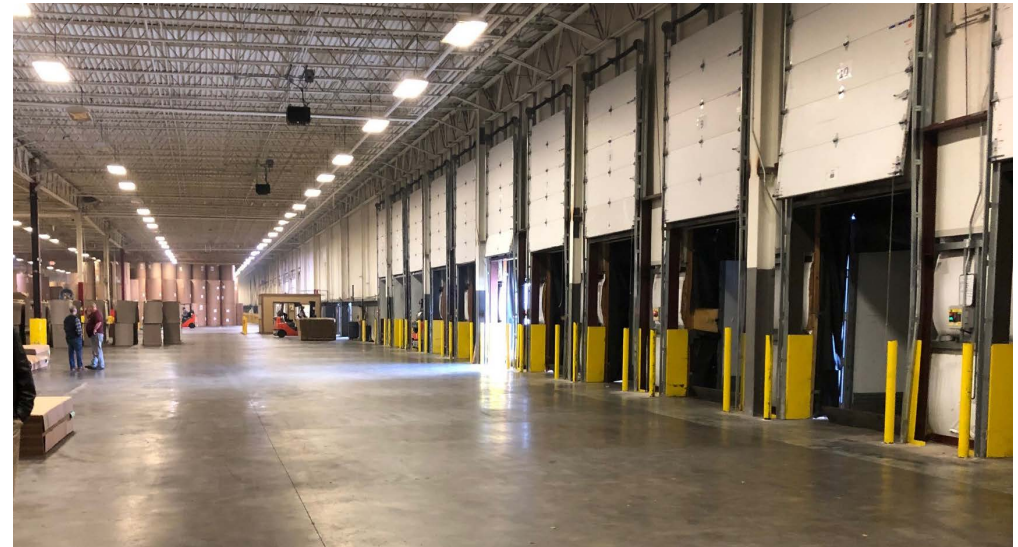
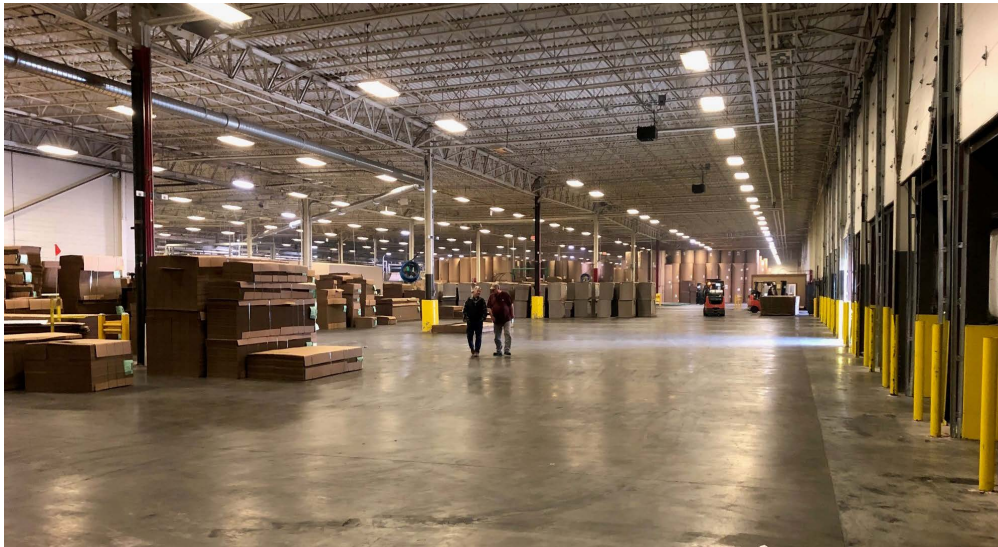
±165,791 SF OCCUPIED

*Absolute net lease with structure as only  
Landlord responsibility*

**\*CONTACT BROKER FOR LEASE DETAILS**

# PHOTOS

1000 CHAIN DR | MORGANTON, NC 28655



# POWER CAPACITY

1000 CHAIN DR | MORGANTON, NC 28655

STATE:

North Carolina

UTILITY:

All Utilities

NODE

LINE VOLTAGE:

- 44kV
- 66kV
- 69kV
- 100kV
- 115kV
- 161kV
- 230kV
- 500kV

Utility: Duke Energy Carolinas  
Voltage: 100 kV

Ceramic Tile Dr





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