

SPACE AVAILABLE

299 NC Hwy 49 N, Richfield, NC 28137



FLEXIBLE TERMS:
MONTH TO MONTH OR LONG TERM LEASE

**Great for Warehouse or
Manufacturing**

FEATURES

Great Location

COMMERCIAL SPACE

186,680 Square Feet

\$1.80 per sq ft.

- 14ft Ceilings
- Multiple Loading Docks
- 100% Sprinkled



Easy Access to NC-52, Hwy 49 and Hwy 601

Commercial Property Manager

Chad Varner

336-215-6559

cvarner@schwarzproperties.net



Call Any Time

2201 N. Fayetteville St | Asheboro, NC | 336-672-2633 |

At Schwarz Properties, our business is built on relationships. We believe it's not enough to want your business; we have to deserve it.

299 NC HWY 49

RICHFIELD, NC

SIZE: **Approximately 186,680 sf**
Warehouse – 183,000 sf
Office – 3,680 sf

GROUND: **Approximately 50.78 acres Originally**
DATES OF CONSTRUCTION: **constructed in 1964, Addition built in 1973**

CONDITION OF PROPERTY: **Good**

CONSTRUCTION: **Floors: Concrete**
Walls: Brick
Roof: EPDM

COLUMN SPACING: **24' x 44'**

CEILING HEIGHT: **14 Ft**

LOADING DOCKS: **Fifteen (15)**
13 Dock High; 2 Low-boy

LIGHTING: **New High Bay LED to be installed**

WATER: **Supplied by City of Richfield**

SEWER: **Supplied by City of Richfield**

HVAC: **Office area fully conditioned**

POWER: **Supplied by Duke Energy**
480V

SPRINKLER: **100% Wet System**

RESTROOMS: **Adequate Throughout**

PARKING: **Three sizable parking lots surrounding building with adequate parking at**

ZONING: **M-1 (General Industrial)**