

DURALEE PLANT FOR SALE OR LEASE

PRICE REDUCED!



Originally the Carolina Shoe Facility, more recently used for furniture mfg and distribution with full customer service operation. Great location fronting on I-40. High quality labor force.

Opportunity

- 185,612 sf on 20 acres
- 5,160 sf of office space
- FOR SALE \$2,495,000
- FOR LEASE \$2.25/SF/Year Net3
- Will sub-divide
- **OPPORTUNITY ZONE!**

Robert J. Dunn
Broker

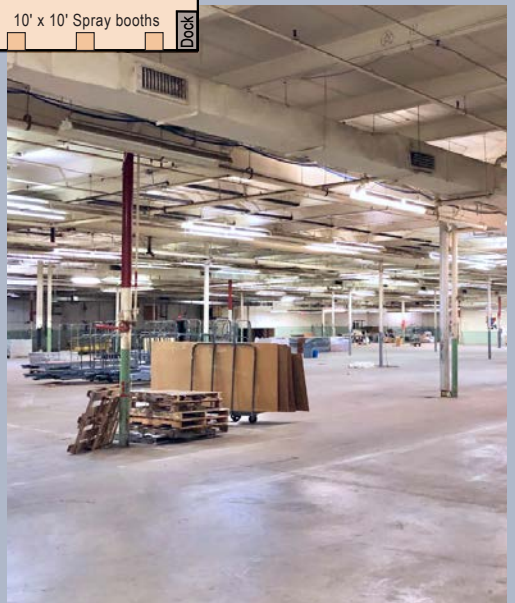
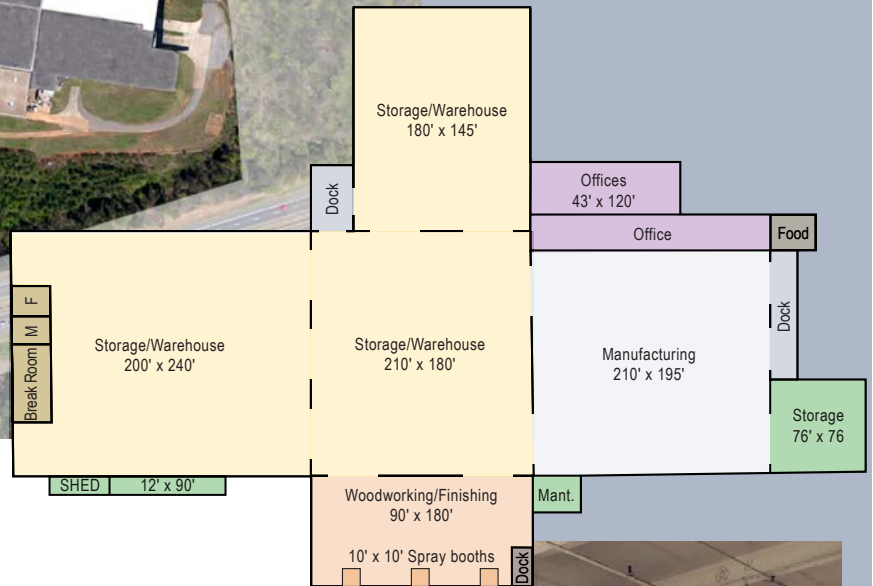
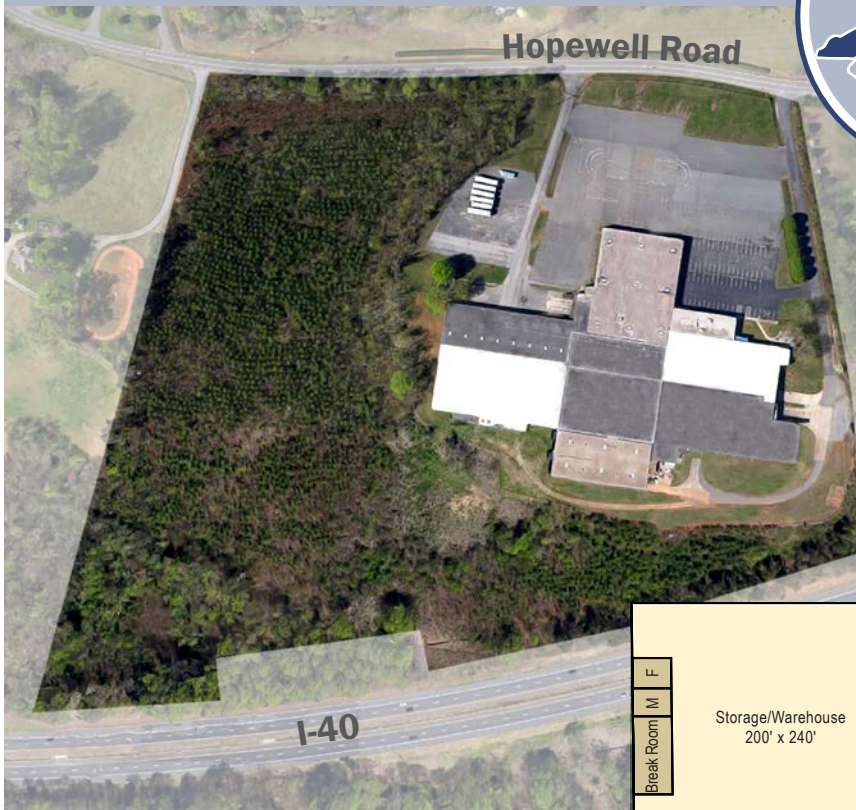
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The Stump Corporation
1043 E Morehead St
Charlotte, NC 28204

647 Hopewell Road
Morganton, NC
(Burke County)



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Morganton, NC



Highlights:

BUILDING SIZE	185,612	AGE	1963, 1976 and 1993
ACREAGE	+/-20	CONDITION	Excellent
OFFICE SPACE	5,160	WALLS	Industrial Brick and block
CEILING HEIGHT	16'	FLOORS	Concrete
TRUCK DOORS	6 Dock High, 1 Drive-in	ROOF	BUR and Membrane
DIMENSIONS	Varied	WATER	City of Morganton
BAY SPACING	30' x 30'; 30' x 40'	SEWER	City of Morganton
PARKING	200 Paved	ELECTRIC	City of Morganton 1200 Amps
ZONING	M-1 Manufacturing	GAS	Piedmont NG
DATE AVAILABLE	January 1, 2020	HEAT	Gas Forced Air
LAST USE	Furniture Mfg	SPRINKLER	100% Wet
SELLING PRICE	\$2,495,000	LIGHTING	Fluorescent
LEASE RATE	\$2.25/SF/Year Net3	A/C	50%

STUMP

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114 South Sterling Street
Morganton, NC 28655

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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.