



BRIDGE CRANE SERVED BUILDING

FEATURES

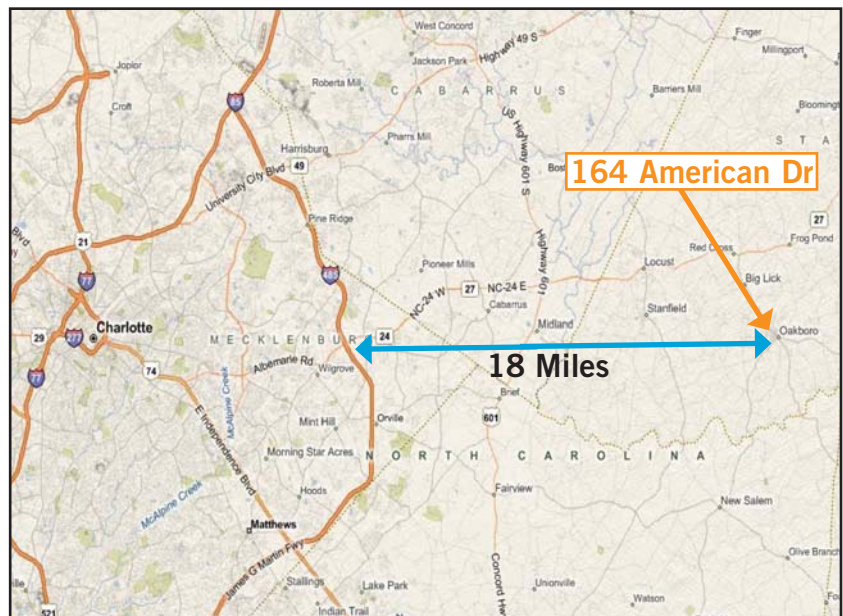
- 46,118 SF Warehouse
6,902 SF Office

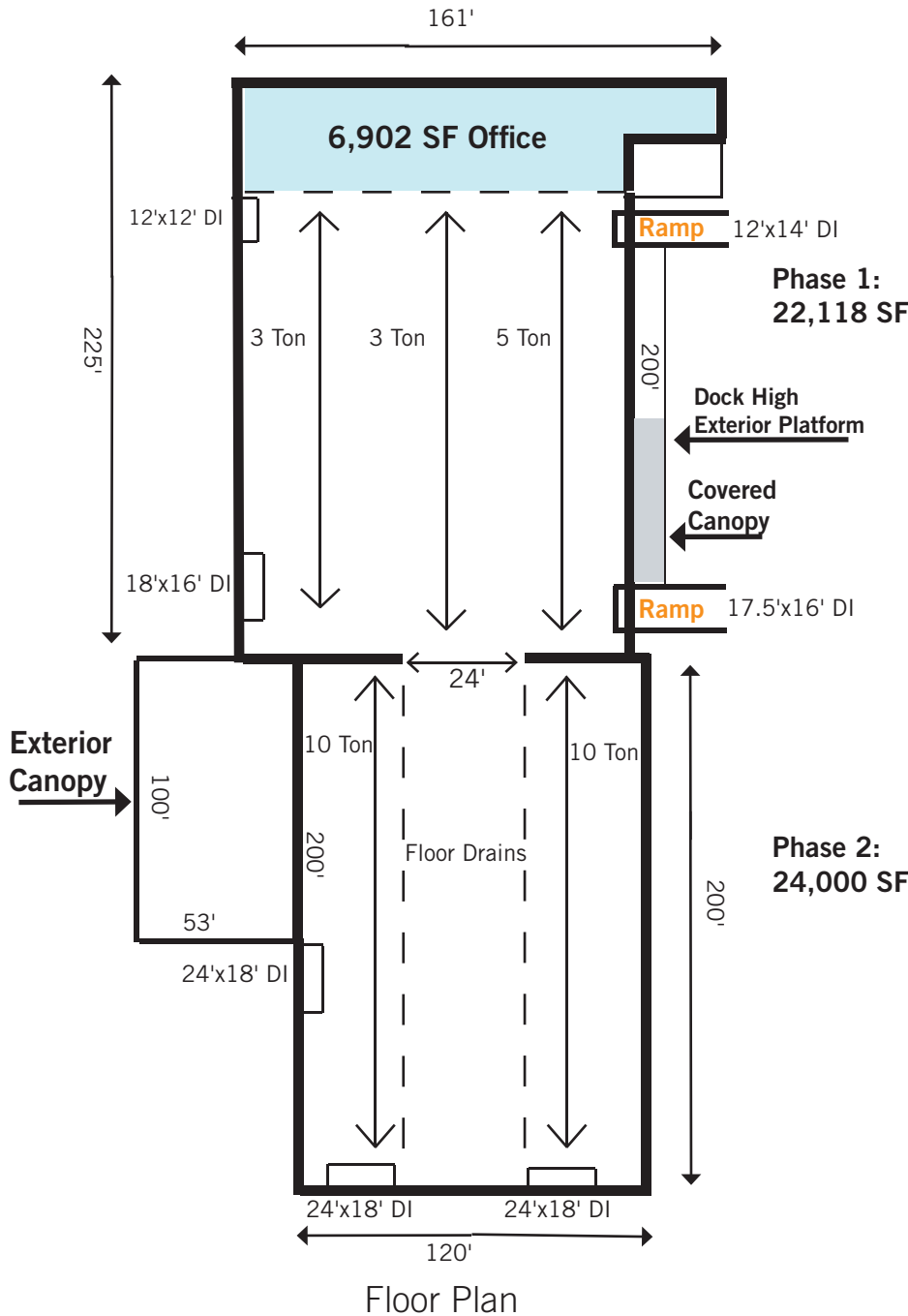
53,020 Total SF
- Industrial Zoning
- 1 Dock High Door
- 7 Drive-in Doors
- 24.4' to 33' Clear Height
- Bridge Cranes - (2) 10 Ton
(1) 5 Ton
(2) 3 Ton
- Jib Cranes - 5 Misc
- Owner Financing Available
- Sale Price: \$985,000 SF
- Lease Rate: \$3.70/SF NNN

For more information on this attractive opportunity contact:

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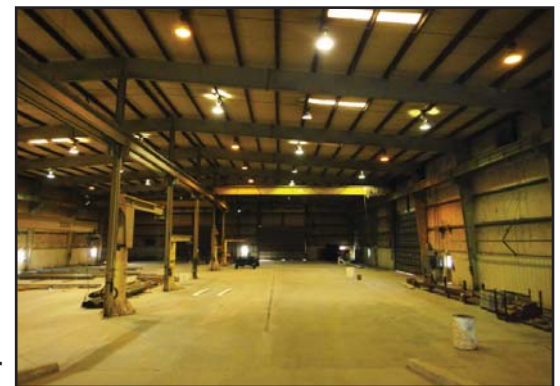
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Phase 1 Bridge Cranes

**Phase 1:
22,118 SF**



Phase 2 Jib Cranes

**Phase 2:
24,000 SF**



Rear from Truck Entry

Floor plan is not to scale

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FOR SALE OR LEASE

164 AMERICAN DRIVE

OAKBORO, STANLY COUNTY, NC

SQUARE FOOT BREAKDOWN

- 46,118 sq ft warehouse / manufacturing
- 6,902 sq ft office (plus mezzanine space)
- 53,020 sq ft total

ACREAGE

- Approximately 13 acres

YEAR BUILT

- Phase 1: 1976
- Phase 2: 1996

ZONING

- Industrial

CONSTRUCTION

- Floors: Concrete
- Walls: Phase 1: Brick on block,
Phase 2: Pre-engineered metal
- Roof: Phase 1 replaced 5 years ago

CEILING HEIGHT

- Center: Phase 1: 24.4' at eaves
29' at center
Phase 2: 28.7' at eaves
33' at center

LIGHTING

- Warehouse: Metal halide and sodium vapor
- Skylights in warehouse

ELECTRICAL

- Supplied by Duke Power
- Pole mounted transformer
- Phase 1: 277/480 Volt, 600 amps, 3 phase
- Phase 2: 277/480 Volt, 3 Phase

BRIDGE CRANES

- Phase 1: (1) 5 Ton P&H, \pm 16' Hook (35'W x 170' travel)
(1) 3 Ton, \pm 13' Hook (33'W x 170' travel)
(1) 3 Ton, \pm 10.5' Hook (35'W x 150' travel)
- Phase 2: (2) 10 Ton De Shaze single beam 24' hook (60'W x 170' travel)
- Phase 2: Jib Cranes
(1) 4000 lb
(2) 2000 lb
(1) 1000 lb
(1) 2 Ton
(1) 1 Ton

SPRINKLER

- None

TRUCK COURT

- Gravel truck court

LOADING DOORS

- 4 Grade level doors
- 2 Ramped doors
- 1 Dock high door

ASKING SALES PRICE

- \$985,000

ASKING LEASE RATE

- \$3.70/SF NNN

PARCEL INFORMATION

- Stanly County # 650302760061

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