



SELLING PRICE \$11,200,000
LEASE RATE NEGOTIABLE

Opportunity

- 101,494 Total sf on +/- 17 acres
- Office Space 2,000-5,000+ TBD
- Desirable Western NC location

New Construction at I-40 Exit 96. Designed for advanced manufacturing with 30' clear, available 20 MW electric service, great labor force area. Expandable to 180k SF. User can modify to their specifications (Specs).

1175 Unix Drive
Morganton, NC
(Burke County)

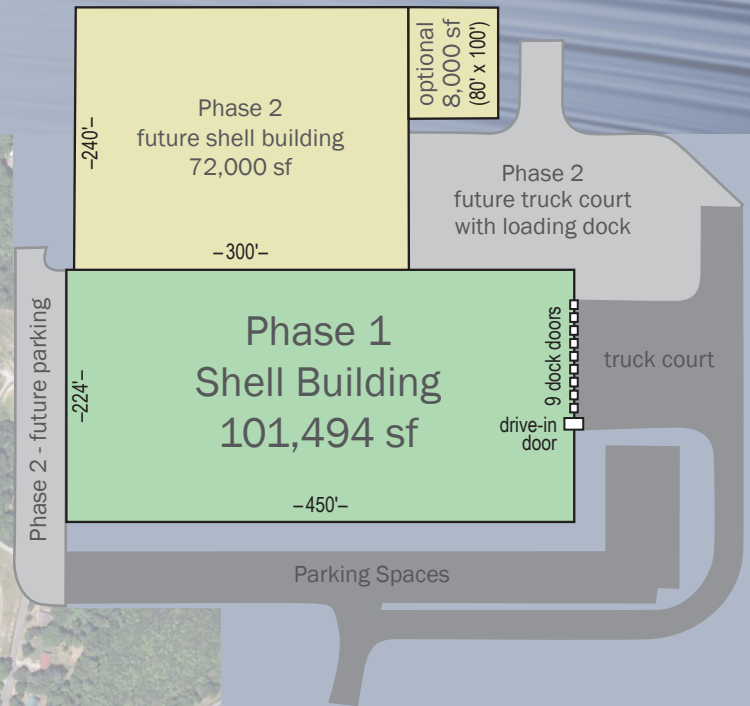


Robert J. Dunn | 828-443-5954 cell | rjdunn@stumpnet.com
Randy Stump | 704-589-5529 cell | randy@stumpnet.com
John Stump | 704-231-3110 cell | john@stumpnet.com

The Stump Corporation | office 704-332-3535
831 East Morehead Street, Suite 440 | Charlotte, NC 28202



1175 Unix Drive
Morganton, NC



Highlights:

Building Size	101,494	Age	2026
Acreage	+/-17	Condition	Excellent
Office Space	2,000-5,000+ TBD	Walls	Pre-cast Concrete Panels
Ceiling Height	30'	Floors	6" Concrete, 4,000 psi or to User Specs
Truck Doors	9 Dock High; 1 Drive-in 14' x 16'	Roof	Single Ply 60 mil TPO - R25
Dimensions	224' x 450'	Water	City of Morganton
Bay Spacing	50' x 56'	Sewer	City of Morganton
Parking	80 paved expandable to User Specs	Electric	3000 Amp 480 V 3p4W
Zoning	Industrial	Gas	PNG
Date Available	Q3 2026	Heat	Gas Forced Air
Last Use	New Construction	Sprinkler	100% Wet System to User Specs
Selling Price	\$11,200,000	Lighting	LEDs to User Specs
Lease Rate	Negotiable	A/C	To User Specs



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