

# STUMP



**SELLING PRICE \$55 PSF**

## SCOTLAND COUNTY INDUSTRIAL 1 | SALE/LEASE

### CENTRALIZED LOCATION IN THE CAROLINAS

- Charlotte or Raliegh - 90 Miles
- Port of Wilmington - 90 Miles
- Port of Charleston - 190 Miles

**18400 Fieldcrest Road**  
Laurel Hill, NC  
(Scotland County)



**SELLING PRICE \$45 PSF**

## SCOTLAND COUNTY INDUSTRIAL 2 | SALE/LEASE

**The Stump Corporation** | office 704-332-3535  
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

**Randy Stump** | 704-589-5529 cell | randy@stumpnet.com

**John Stump** | 704-231-3110 cell | john@stumpnet.com

**18300 Fieldcrest Road**  
Laurel Hill, NC  
(Scotland County)

**LEASE RATE**  
**\$4.95 PSF NNN**  
**ON EITHER PROPERTY**

OWNED AND  
MANAGED BY:

**NAI** Parsons Commercial  
Group Boston

**AIS** CRE



## SCOTLAND COUNTY INDUSTRIAL 1

## SCOTLAND COUNTY INDUSTRIAL 2

18400 Fieldcrest Road

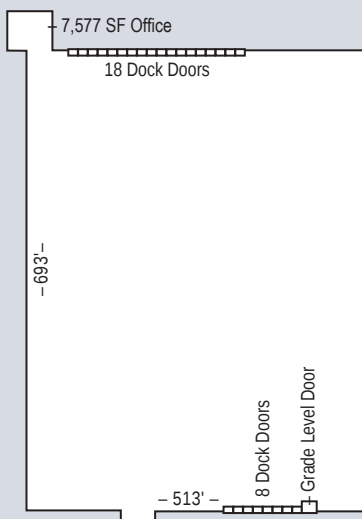
18300 Fieldcrest Road

Armstrong Rd.

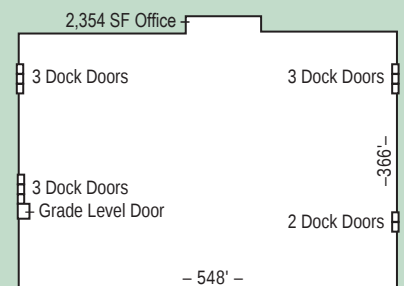


Crest Mill Rd.

High quality industrial building for sale or lease. Available Q1 2026. Significant recent upgrades. Creative terms and conditions available. Material handling equipment including racking available.



Excellent quality industrial building available Q1 2026. Multiple recent upgrades, Flexible terms and conditions.



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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.



## SCOTLAND COUNTY INDUSTRIAL 1 | HIGHLIGHTS

|                       |                      |                      |                                   |                  |                                  |
|-----------------------|----------------------|----------------------|-----------------------------------|------------------|----------------------------------|
| <b>Building Size</b>  | 356,201              | <b>Available</b>     | Q1 2026                           | <b>Water</b>     | Municipal                        |
| <b>Acreage</b>        | 26.8                 | <b>Last Use</b>      | Distribution                      | <b>Sewer</b>     | Municipal                        |
| <b>Office Space</b>   | 7,577 (2.1%)         | <b>Selling Price</b> | \$55 psf                          | <b>Electric</b>  | Duke Energy 480/277 volt 3 Phase |
| <b>Ceiling Height</b> | 24' to 32'           | <b>Lease Rate</b>    | \$4.95 psf Net                    | <b>Gas</b>       | Piedmont Natural Gas             |
| <b>Truck Doors</b>    | 26 Dock high         | <b>Age</b>           | 1980 / 1992                       | <b>Heat</b>      | Roof top HVAC units              |
| <b>Dimensions</b>     | 693' x 513'          | <b>Condition</b>     | Excellent                         | <b>Sprinkler</b> | ESFR / Wet                       |
| <b>Bay Spacing</b>    | 30' x 60'            | <b>Walls</b>         | Brick veneer, block & metal panel | <b>Lighting</b>  | Fluorescent / LED                |
| <b>Parking</b>        | 220 Paved spaces     | <b>Floors</b>        | 6" Reinforced concrete            | <b>A/C</b>       | 75% (primarily new units)        |
| <b>Zoning</b>         | I-2 Heavy industrial | <b>Roof</b>          | Single ply, TPO, Metal            |                  |                                  |



## SCOTLAND COUNTY INDUSTRIAL 2 | HIGHLIGHTS

|                       |                                          |                       |                            |                  |                                     |
|-----------------------|------------------------------------------|-----------------------|----------------------------|------------------|-------------------------------------|
| <b>Building Size</b>  | 203,196                                  | <b>Zoning</b>         | I-2 Heavy industrial       | <b>Roof</b>      | TPO                                 |
| <b>Acreage</b>        | 21.4                                     | <b>Date Available</b> | Q1 2026                    | <b>Water</b>     | Municipal                           |
| <b>Office Space</b>   | 3,047 (1.5%)                             | <b>Last Use</b>       | Carpet mfg. / distribution | <b>Sewer</b>     | Municipal                           |
| <b>Ceiling Height</b> | 19' 9"                                   | <b>Selling Price</b>  | \$45 psf                   | <b>Electric</b>  | Duke Energy 480/277 volt 3 Phase    |
| <b>Truck Doors</b>    | 11 dock high (8' x 9')                   | <b>Lease Rate</b>     | \$4.95 psf Net             | <b>Gas</b>       | Piedmont Natural Gas available      |
| <b>Dimensions</b>     | 366' x 548'                              | <b>Age</b>            | 1968 / 1973                | <b>Heat</b>      | Suspended gas fired units (propane) |
| <b>Bay Spacing</b>    | 32' x 54'                                | <b>Condition</b>      | Excellent                  | <b>Sprinkler</b> | ESFR / Wet                          |
| <b>Parking</b>        | 36 Paved spaces<br>(expansion available) | <b>Walls</b>          | Brick & block              | <b>Lighting</b>  | LED                                 |
|                       |                                          | <b>Floors</b>         | 6" Reinforced concrete     | <b>A/C</b>       | Office                              |

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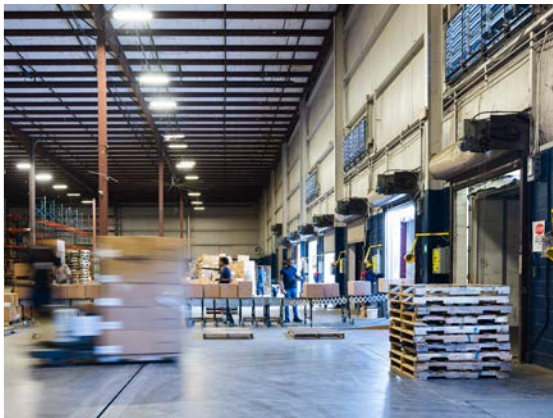
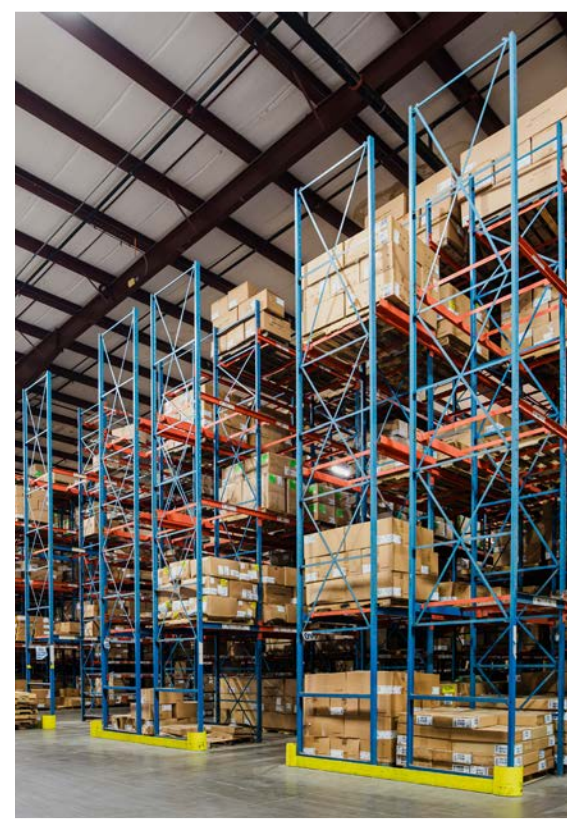
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