

RENOVATED INDUSTRIAL | LEASE ONLY



LEASE RATE \$4.95 NET

Major renovations completed including:

- 100% New TPO Roof
- LED Lighting
- Interior Painting
- Major Concrete Floor Repairs
- New Truck Doors
- Sprinkler Upgrade
- Exterior Upgrades

618 West Finger Street
Maiden, NC
(Catawba County)

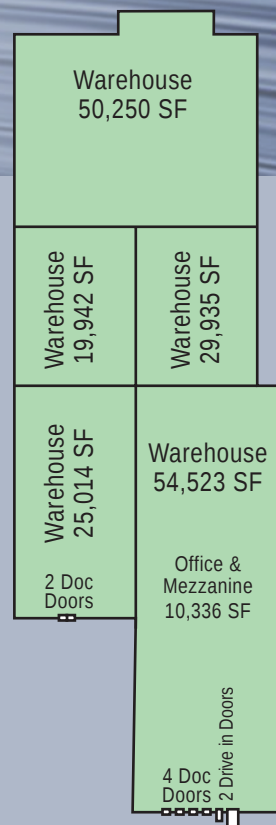


The Stump Corporation | office 704-332-3535
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

Randy Stump | 704-589-5529 cell | randy@stumpnet.com
John Stump | 704-231-3110 cell | john@stumpnet.com

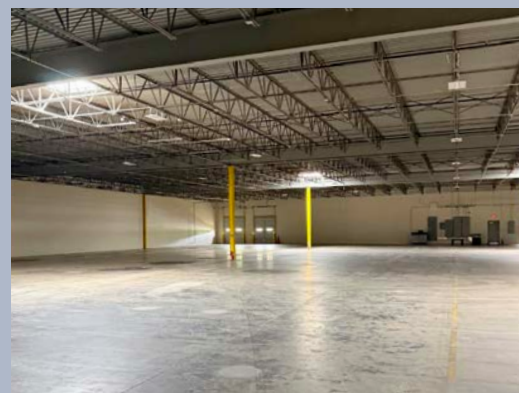


618 West Finger Street Maiden, NC



Highlights:

Building Size	190,000	Age	1970's & 1980's
Acreage	14.85	Condition	Excellent
Office Space	To suit	Walls	Brick
Ceiling Height	16' to 20'	Floors	Concrete
Truck Doors	8 Dock high plus drive-in	Roof	Brand new TPO (2026)
Dimensions	Varied	Water	Municipal
Bay Spacing	Varied	Sewer	Municipal
Parking	50 Spaces	Electric	Town of Maiden 2500 KVA 480 volt
Zoning	Industrial (M1)	Gas	Propane
Date Available	Immediately	Heat	As needed
Last Use	Distribution	Sprinkler	100% wet
Selling Price	N/A	Lighting	LED
Lease Rate	\$4.95 Net	A/C	As needed



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