



PURCHASE PRICE \$4,950,000

Opportunity

- 109,883 SF on 27.99 acres
- Office Space 2,555 SF
- Located less than one mile off Highway 321
- Eight buildings on graded site
- Five Primary Industrial Buildings
 - 1) 26,880 SF
 - 2) 12,500 SF
 - 3) 20,815 SF
 - 4) 12,500 SF
 - 5) 12,500 SF
- Ceiling heights primarily 20'7"-29"
- 10 Drive in Doors
- Less than 1 hour to Charlotte, NC
- 4 transformers | 480/277 Volt; 3 Phase Power
- Kiln Onsite

3360 Cansler Circle

Newton, NC
(Catawba County)



John R. Stump, SIOR, Broker

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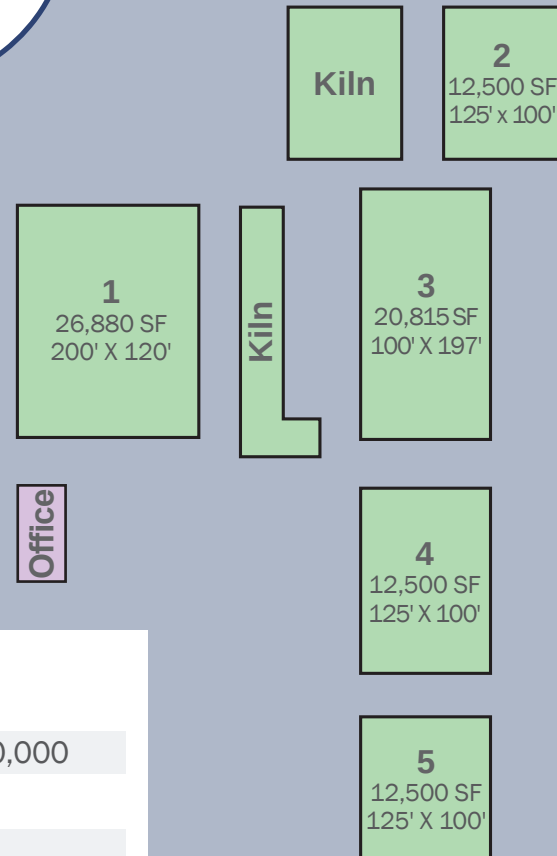
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The Stump Corporation | office 704-332-3535
1300 Baxter Street, Suite 365 | Charlotte, NC 28204



3360 Cansler Circle
Newton, NC



Highlights:

Building Size	109,883 SF	Selling Price	\$4,950,000
Acreage	27.99 acres	Lease Rate	NA
Office Space	2,555 SF	Age	2001
Ceiling Height	20'7"-29'	Condition	Excellent
Truck Doors	10 Drive-in doors	Walls	Pre-engineered metal
Dimensions	1. 200' X 120' 2. 125' X 100' 3. 100' X 197' 4. 125' X 100' 5. 125' X 100'	Floors	Concrete
Bay Spacing	Clear span	Roof	Pre-engineered metal
Parking	20 spaces (expandable)	Water	Town of Maiden
Zoning	321- EDI	Sewer	Town of Maiden
Date Available	Immediately	Electric	Duke Energy 3000 KVA 480 volt
Last Use	Woodworking and distribution	Gas	None
		Heat	None
		Sprinkler	None
		Lighting	LED
		A/C	Office



STUMP

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