



## PROPERTY OVERVIEW

- 24,000 SF metal warehouse on ±2.94 acres
- Syrup manufacturing facility, originally built in the 1970s for sewing, remodeled in 2010
- Zoned Industrial
- Ceiling height at center: 16' at top of beam, 13" 4" at bottom of beam
- Ceiling height at eave: 11' at top of beam, 9'4" at bottom of beam
- Roof in great shape, sealed within the last 7 years
- 48 parking spaces, asphalt & concrete parking lot in great shape
- 2 single-stall restrooms in warehouse, 1 in the office area
- Breakroom area and conference/training room
- 1 loading dock, 1 grade level dock, 10 ft. doors
- 2 offices, one with a private bathroom
- 1,000 SF production facility
- Divided into 2 sides: front 12,000 SF heated and cooled, rear 12,000 SF not heated or cooled
- Air compressor room
- City sewer & water
- 1200 amp electrical service, 3-phase (120/240v)
- Sampson County GIS PID: 11043324501
- Lease rate: \$3.75/SF NNN
- Sales price: \$1,380,000

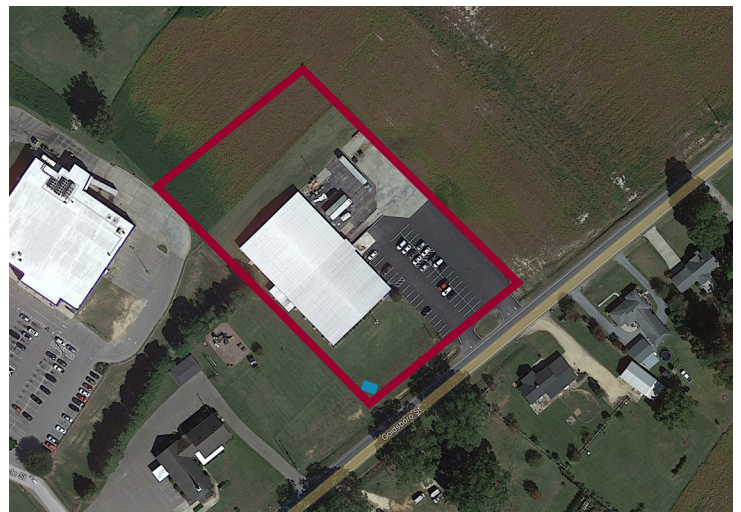
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## PROPERTY DESCRIPTION

Site consists of ±2.94 acres with a ±24,000 SF warehouse with one dock and one grade-level door and 1,200 amp, 3-phase electrical service.

## LOCATION DESCRIPTION

The property is located just off I-40 and Hwy. 701 in Newton Grove and is ±15.5 miles from I-95. Offers convenient access to Johnston, Sampson, Wake, Harnett, Wilson and Cumberland Counties. Great interstate access to the Triangle, Wilson, Fayetteville, and Wilmington.





321 GOLDSBORO ST  
NEWTON GROVE, NC 28366

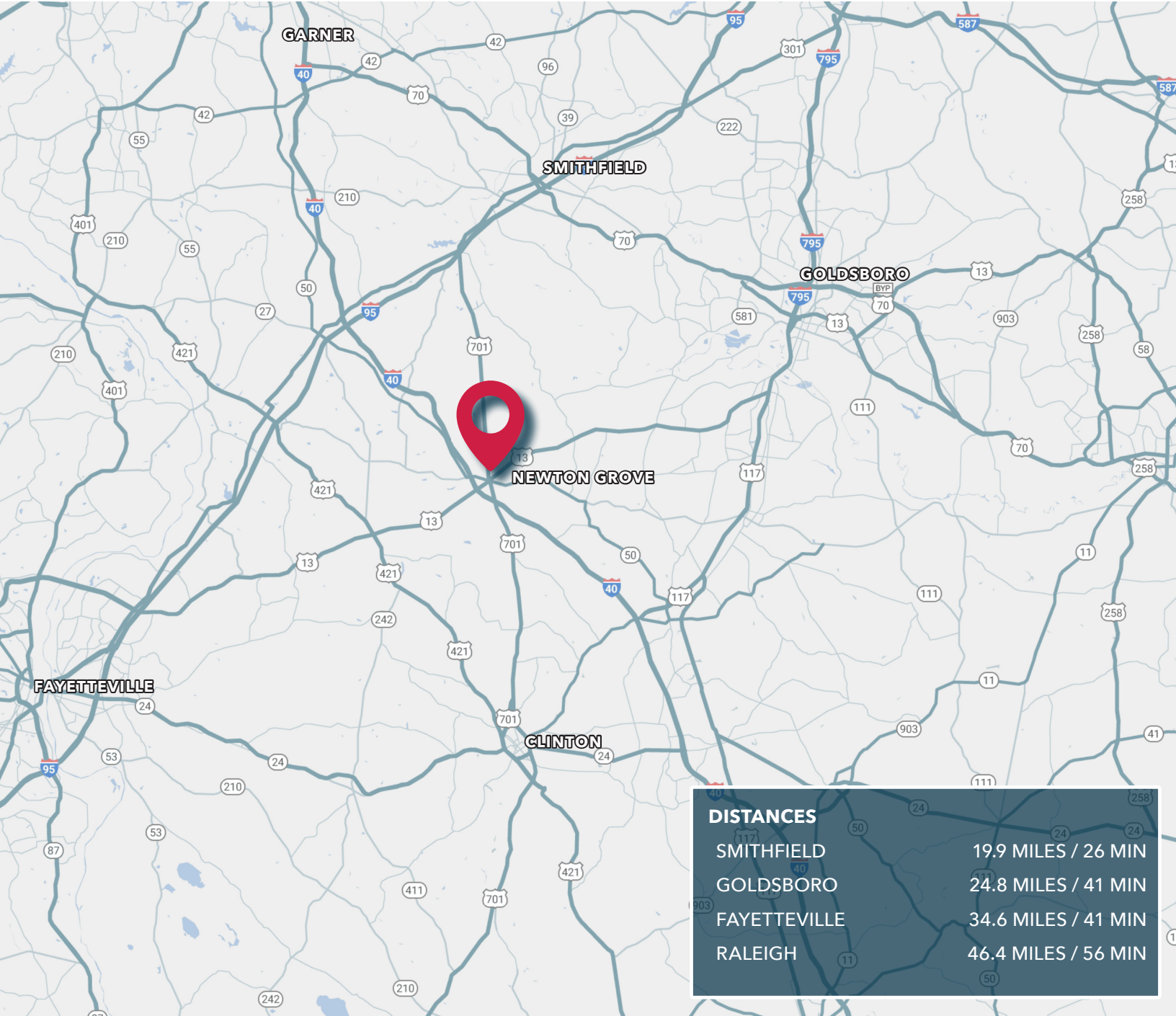
INDUSTRIAL FOR SALE/LEASE





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