

TRAMWAY FACILITY FOR SALE OR LEASE



Open warehouse facility with drive-thru doors, wide open bays and good dock doors along length of building. Low Taxes, good access to US 1 and US 421.

Opportunity

- 136,000 sf on 11 acres
- 1,500 sf of office space
- FOR SALE \$2,490,000
- FOR LEASE \$2.40/SF/Year Net3
- Downtown Raleigh, NC 45 Miles from Building

Robert J. Dunn Broker

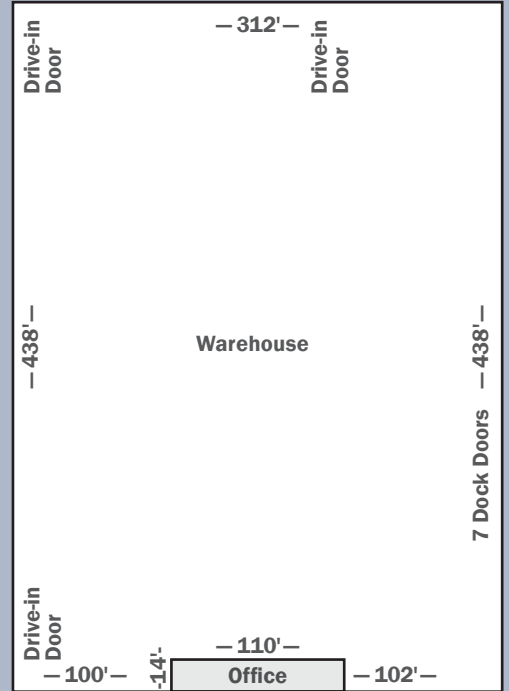
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The Stump Corporation
1043 E Morehead St
Charlotte, NC 28204

1400 Tramway Road
Sanford, NC
(Lee County)



1400 Tramway Road
Sanford, NC



Highlights:

| | | | |
|-----------------------|-----------------------------------|------------------|------------------------------------|
| BUILDING SIZE | 136,000 | AGE | 1960 |
| ACREAGE | 11 | CONDITION | Good to Excellent |
| OFFICE SPACE | 1,500 | WALLS | Masonry |
| CEILING HEIGHT | 12' Eave; 16' Nominal; 20' Center | FLOORS | Concrete |
| TRUCK DOORS | 7 Dock High; 3 Drive-in | ROOF | Metal |
| DIMENSIONS | 312' x 438' | WATER | City of Sanford |
| BAY SPACING | 47' x 18' | SEWER | Septic with City readily available |
| PARKING | 100 Paved and unpaved | ELECTRIC | Progress Energy |
| ZONING | LI - Light Industrial | GAS | Public Service |
| DATE AVAILABLE | Immediately | HEAT | Office |
| LAST USE | Warehouse for Coty Ind | SPRINKLER | 100% Wet |
| SELLING PRICE | \$2,490,000 | LIGHTING | Metal halide + Skylites |
| LEASE RATE | \$2.40/SF/Year Net3 | A/C | Office |

STUMP

The Stump Corporation
114 South Sterling Street
Morganton, NC 28655

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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.