

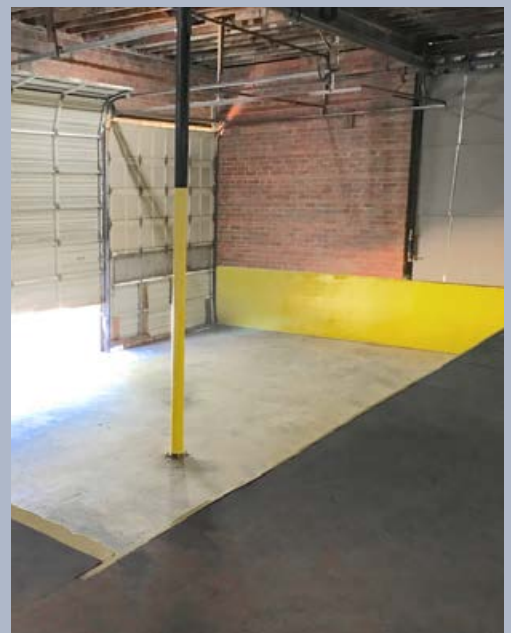
## CASCADE BUILDING BUILDING FOR SALE OR LEASE



## Opportunity

Very functional building with 2 drive-in doors and 3 dock positions. Owner has invested to bring up to code with new sprinkler valves, painting, lights, roll-up doors, etc. Additional 2,400 SF basement area with driveway from front to two garage doors - ideal for parking, storage or small apt. Trap door access to main level could be cool space for Owner/User.

**710 Fields Drive**  
Sanford, NC  
(Lee County)

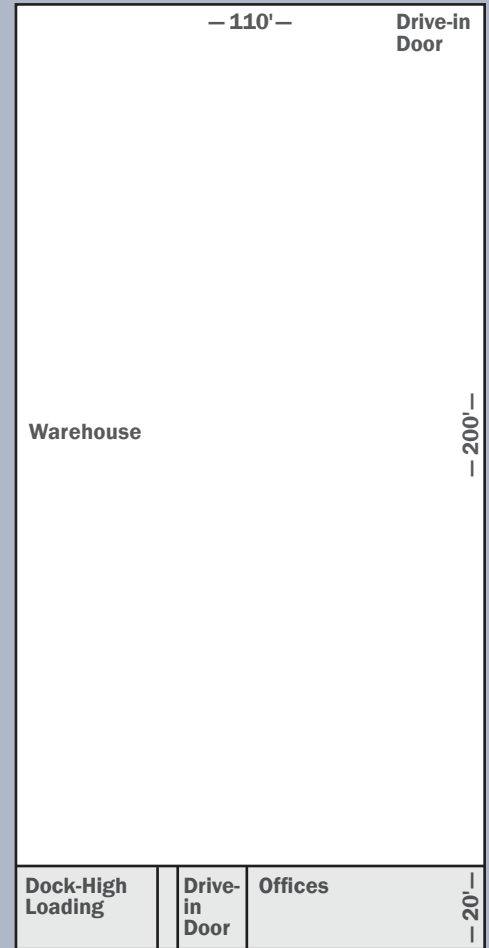


**Robert J. Dunn**  
Broker

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The Stump Corporation  
1043 E Morehead St  
Charlotte, NC 28204

**710 Fields Drive**  
Sanford, NC



## Highlights:

<b>BUILDING SIZE</b>	24,200
<b>ACREAGE</b>	1.35 (2 lots)
<b>OFFICE SPACE</b>	600 SF
<b>CEILING HEIGHT</b>	13' eaves, 15' center
<b>TRUCK DOORS</b>	3 Dock High, 2 drive-in
<b>DIMENSIONS</b>	110' x 220'
<b>BAY SPACING</b>	30' x 15'; 15' x 15'
<b>PARKING</b>	10 Paved, with additional available
<b>ZONING</b>	LI - Light Industrial
<b>DATE AVAILABLE</b>	Immediately
<b>LAST USE</b>	Warehouse
<b>SELLING PRICE</b>	\$595,000
<b>LEASE RATE</b>	\$2.95/SF/Year Net3

<b>AGE</b>	1955, 1970
<b>CONDITION</b>	Good to Excellent
<b>WALLS</b>	Brick
<b>FLOORS</b>	Concrete
<b>ROOF</b>	Membrane
<b>WATER</b>	City of Sanford
<b>SEWER</b>	City of Sanford
<b>ELECTRIC</b>	Duke Energy
<b>GAS</b>	PNG
<b>HEAT</b>	Gas Forced Air
<b>SPRINKLER</b>	100% Dry System
<b>LIGHTING</b>	New LEDs
<b>A/C</b>	Office Area



# STUMP

The Stump Corporation  
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Morganton, NC 28655

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