

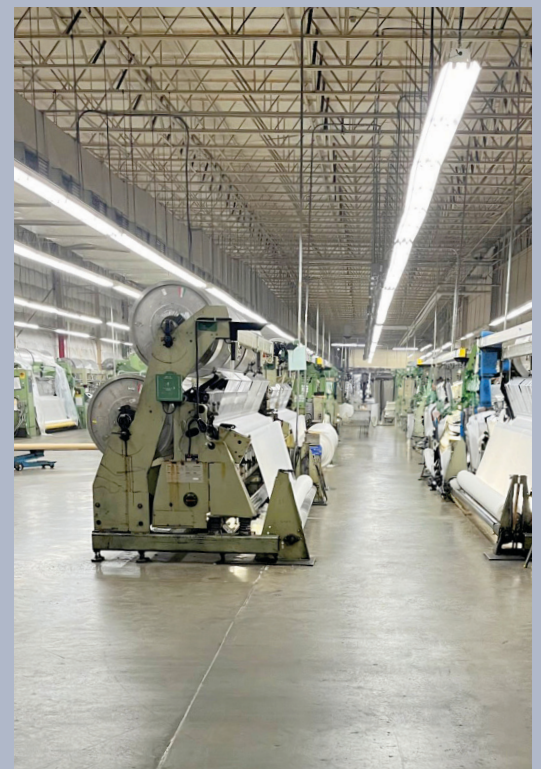
## BURLINGTON INDUSTRIAL FACILITY | SALE



### Opportunity

- 109,253 square feet
- 13.68 acres
- 16'-21' Ceiling Height
- Close proximity to I-40
- Heavy power 6000 amps 480/277 volt.

**1311 Industry Drive**  
Burlington, NC  
(Alamance County)

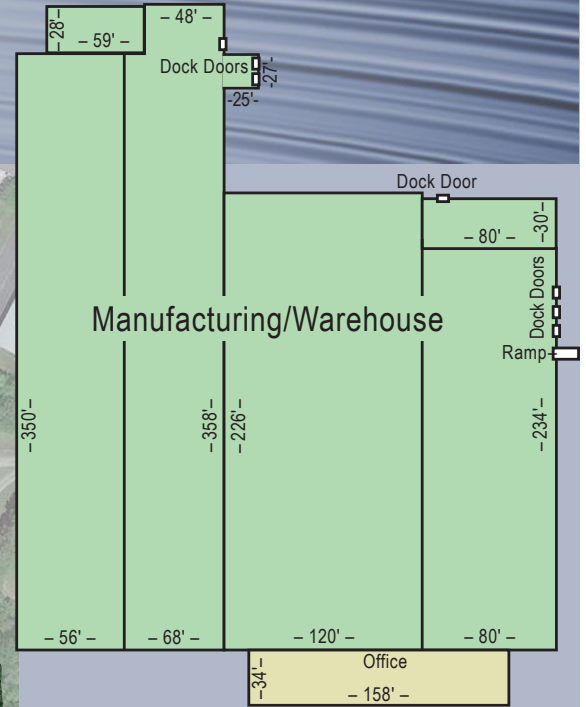


**John R. Stump, SIOR**  
**Broker**

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The Stump Corporation  
1300 Baxter Street, Suite 365  
Charlotte, NC 28204

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Burlington, NC  
(Alamance County)



## Highlights:

<b>BUILDING SIZE</b>	109,253	<b>AGE</b>	1981
<b>ACREAGE</b>	13.68	<b>CONDITION</b>	Very good
<b>OFFICE SPACE</b>	5,372	<b>WALLS</b>	Masonry
<b>CEILING HEIGHT</b>	16' TO 21'	<b>FLOORS</b>	Concrete
<b>TRUCK DOORS</b>	7 Dock High Doors; 1 Ramp	<b>ROOF</b>	BUR
<b>DIMENSIONS</b>	158' X 143', 125' X 362'	<b>WATER</b>	Municipal
<b>BAY SPACING</b>	Varied	<b>SEWER</b>	Municipal
<b>PARKING</b>	86 Paved Spaces	<b>ELECTRIC</b>	Duke Energy 6000 amps 480 volt
<b>ZONING</b>	I-2	<b>GAS</b>	Natural Gas Available
<b>DATE AVAILABLE</b>	9 months	<b>HEAT</b>	3 Boilers
<b>LAST USE</b>	Synthetic Fabrics	<b>SPRINKLER</b>	100% Wet
<b>SELLING PRICE</b>	\$6,900,000	<b>LIGHTING</b>	LED
<b>LEASE RATE</b>	N/A	<b>A/C</b>	70%

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