



501
ATKINSON ST
CLAYTON | NC

± 33,276 SF
Flex For Sale

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3 MILE AREA DEMOGRAPHICS



**Current Population
(2019)**
23,346



**Projected Population
(2024)**
26,864



**Average Household
Income
(2019)**
\$74,663



**Projected Average
Household Income
(2024)**
\$85,184



**Unemployment Rate
(1-mile, 2019)**
3.4%



Education Attainment
Highschool Diploma : 19.8%
College Diploma : 18.2%
Graduate/Professional : 7.6%

BUILDING SPECIFICATIONS

Building Size	33,276 SF
Site Area	4.76 Acres
Building Details	7,800 SF Warehouse 14,000 SF Manufacturing 10,760 SF Office
Building Type	Industrial/Flex
Year Built	1968, 7,800 Warehouse Addition Built in 2007
Improvements	Renovated in 2012
Docks	3
Drive-Ins	1
Ceiling-Center Center-Eaves	16' 14'
Construction	Steel frame, metal exterior
Bay Depth	100'
Floor Thickness	5'
HVAC	Yes
Roof Material	Metal
Lighting	Fluorescent
Power	Duke Energy, 480V/3PH
Utilities	Gas, Water, Sewer
Parking	40 available spaces
Air Compressor	Awaiting sheets from Quincy

INVESTMENT HIGHLIGHTS

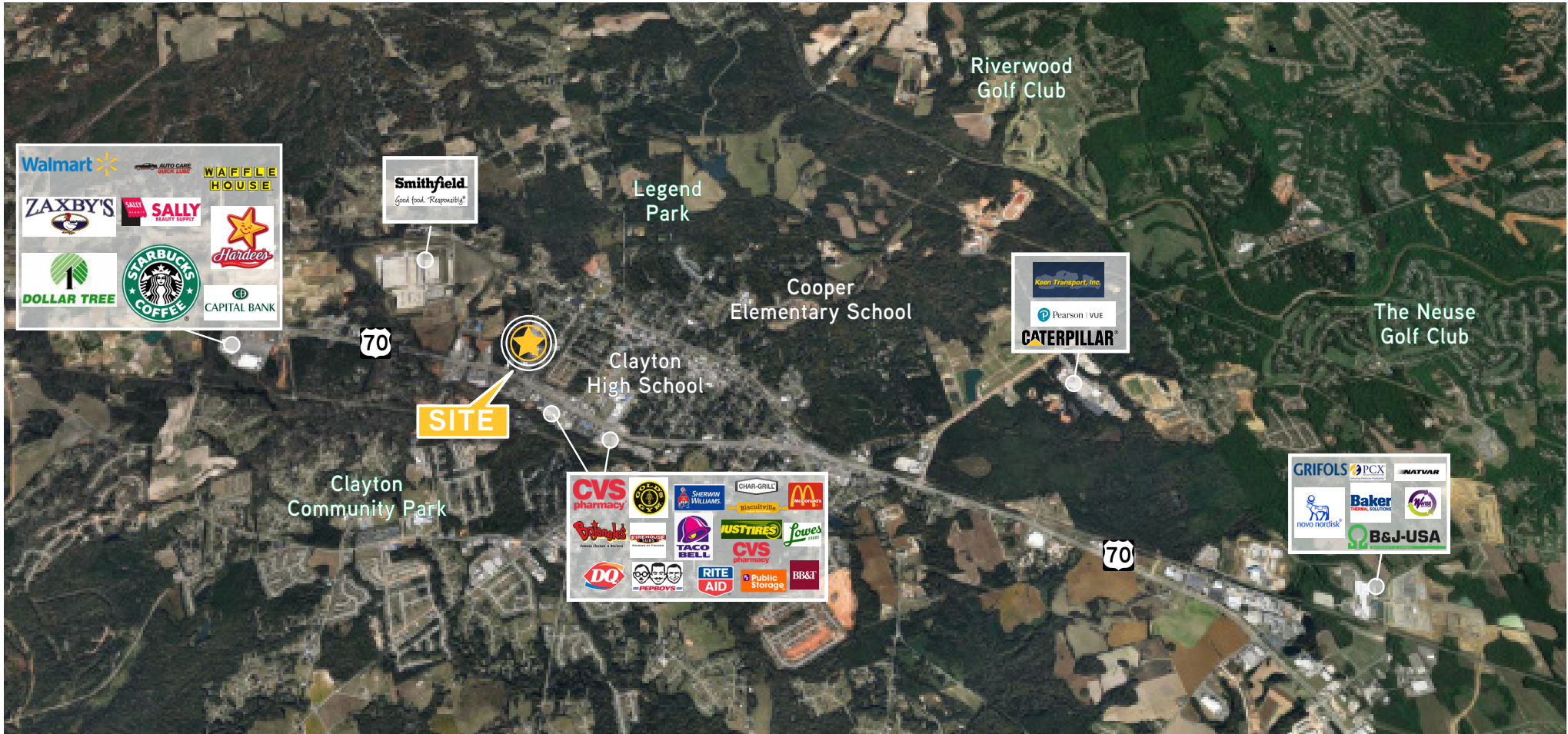
- Great mix of office, high tech manufacturing and warehouse space
- Additional land to expand another 20,000 square feet.
- Building is fully air conditioned and heated
- Building is currently used as RFID printing and has security available

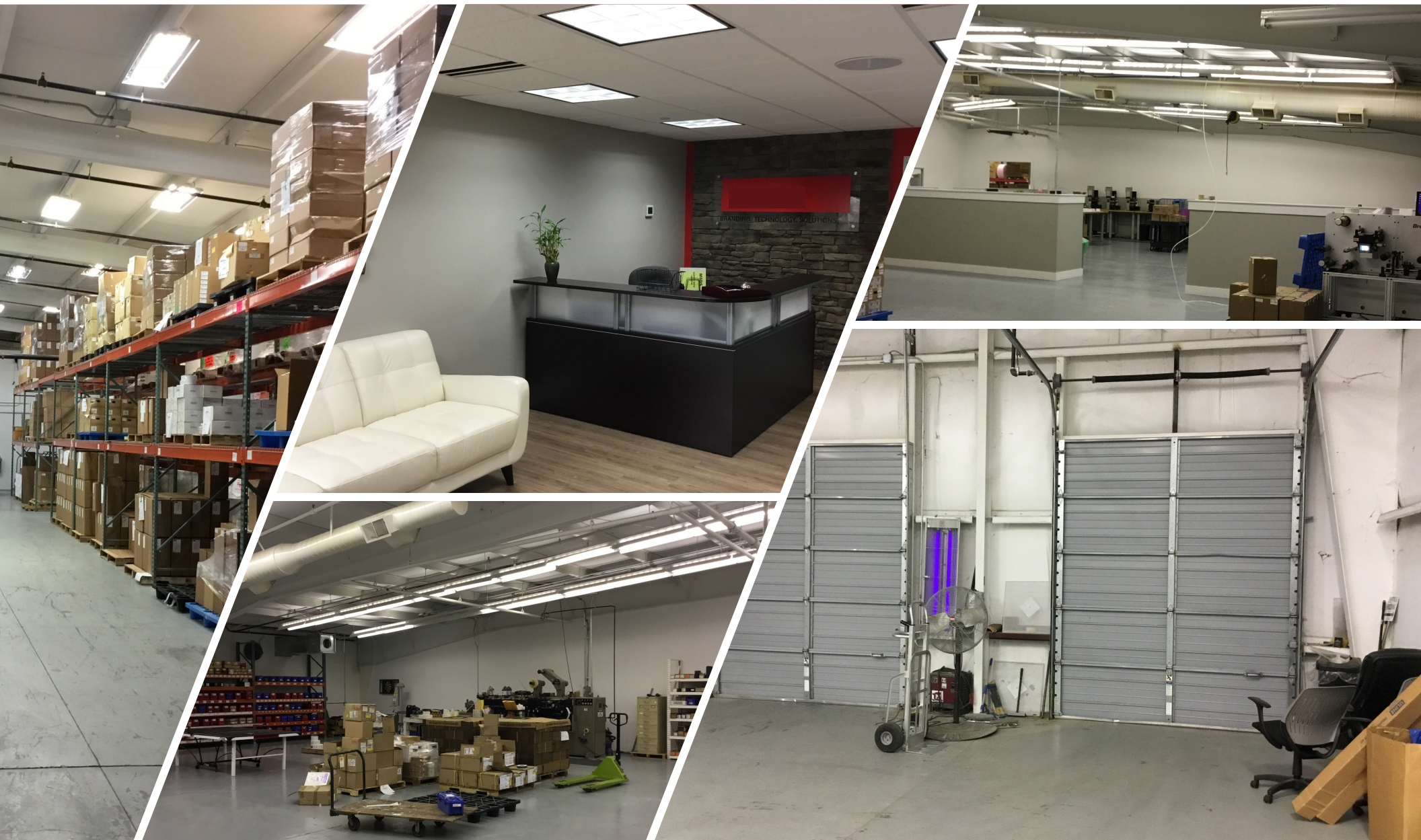
**ASKING PRICE:
PRICE REDUCTION**

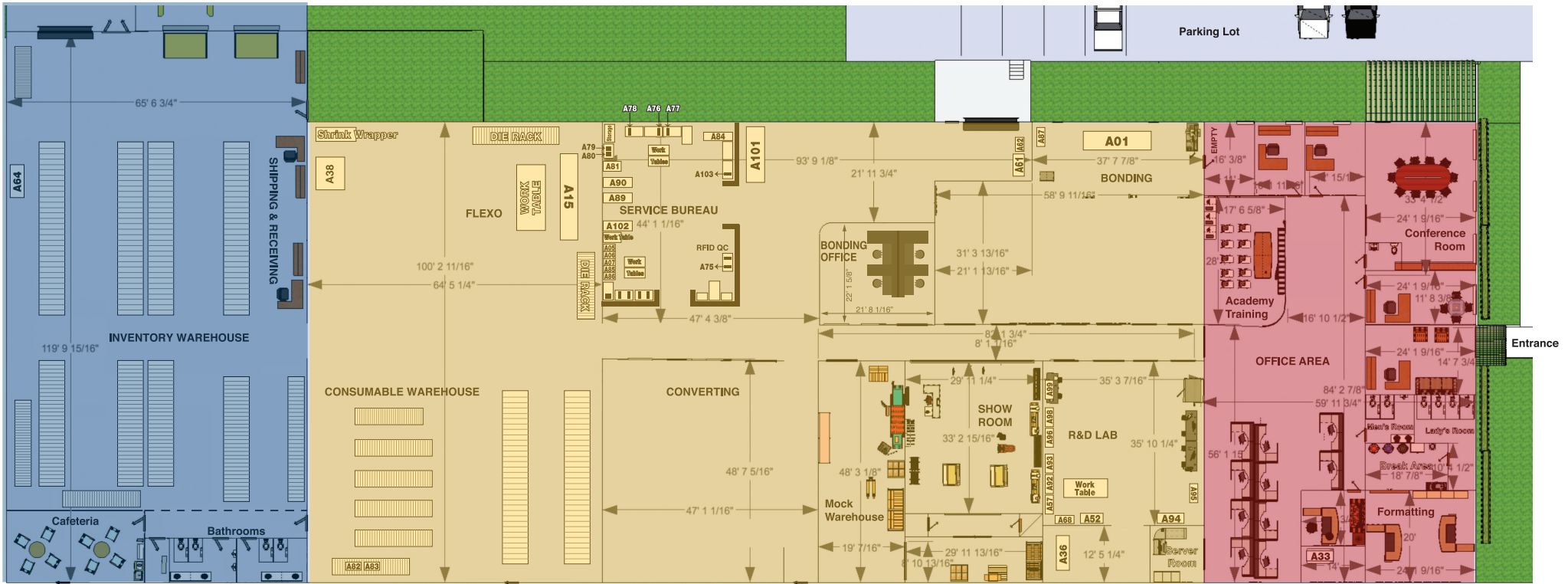
~~\$2.80M~~ \$2.45M











-  Warehouse
-  Manufacturing Flex
-  Office Area





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