

INDUSTRIAL FOR LEASE

±76,655 SF | AVAILABLE WITH 90 DAY NOTICE



1000 CHAIN DR | MORGANTON, NC 28655

CHRISTIAN SAMARTINO, SIOR
O: 704.248.9595 | C: 404.989.8432
cts@piedmontproperties.com

A. SCOTT HENSLEY, CCIM, SIOR
O: 704.375.1164 | C: 704.904.4796
shensley@piedmontproperties.com

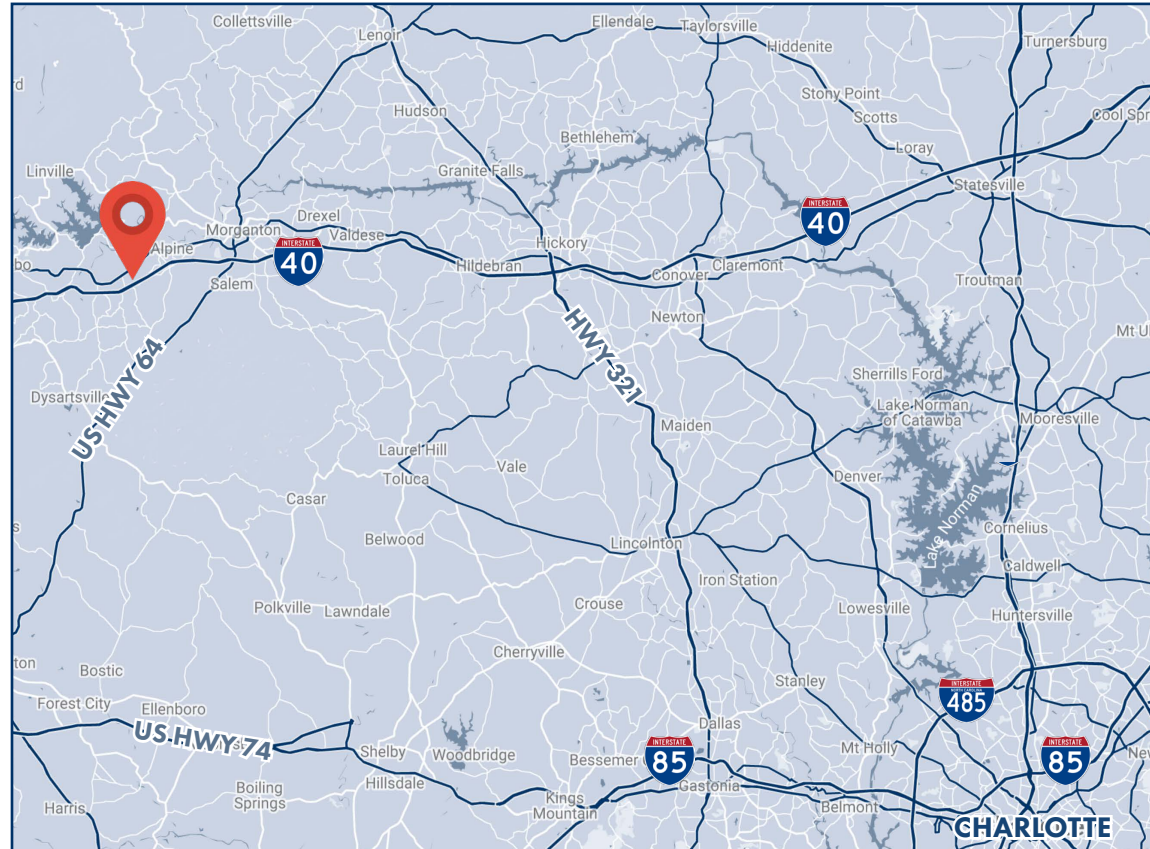
LESTER E. OSBORN, CCIM, SIOR
O: 704.375.1131 | C: 704.519.6846
losborn@piedmontproperties.com

PROPERTY SUMMARY

1000 CHAIN DR | MORGANTON, NC 28655

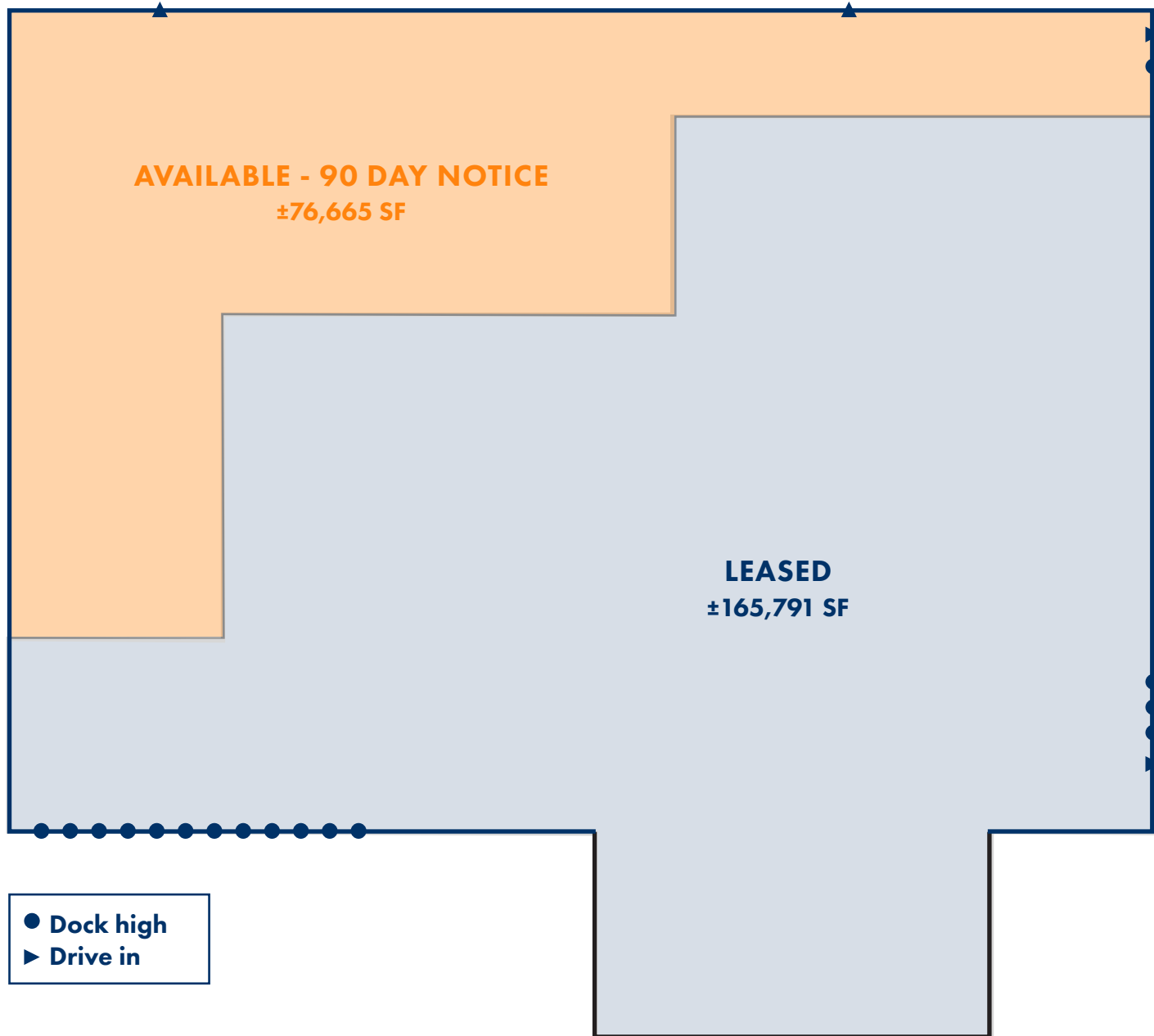
SQUARE FOOTAGE	±76,665 SF space available ±242,256 SF building
ACREAGE	±36.93 acres
LOADING	1 dock high door 3 drive-in doors
CEILING HEIGHT	23'10" - 30'5"
COLUMN SPACING	10" Steel H - 48'x48'
CRANES	(1) 2-ton (1) 10-ton overhang bridge with 45' span
POWER	Heavy power - substation on site
SPRINKLERS	100% wet system
HVAC	Air conditioning in offices only Building 100% heated
YEAR BUILT	1980
ZONING	General Industrial

CONTACT BROKER FOR LEASE RATE



FLOOR PLAN

1000 CHAIN DR | MORGANTON, NC 28655



POWER CAPACITY

1000 CHAIN DR | MORGANTON, NC 28655

STATE:

North Carolina

UTILITY:

All Utilities

NODE ☐

LINE VOLTAGE:

- ☒ 44kV
- ☒ 66kV
- ☒ 69kV
- ☒ 100kV
- ☒ 115kV
- ☒ 161kV
- ☒ 230kV
- ☒ 500kV

Utility: Duke Energy Carolinas
Voltage: 100 kV

Ceramic Tile Dr

INTERSTATE
40



CHRISTIAN SAMARTINO, SIOR
O: 704.248.9595 | C: 404.989.8432
cts@piedmontproperties.com

A. SCOTT HENSLEY, CCIM, SIOR
O: 704.375.1164 | C: 704.904.4796
shensley@piedmontproperties.com

LESTER E. OSBORN, CCIM, SIOR
O: 704.375.1131 | C: 704.519.6846
losborn@piedmontproperties.com