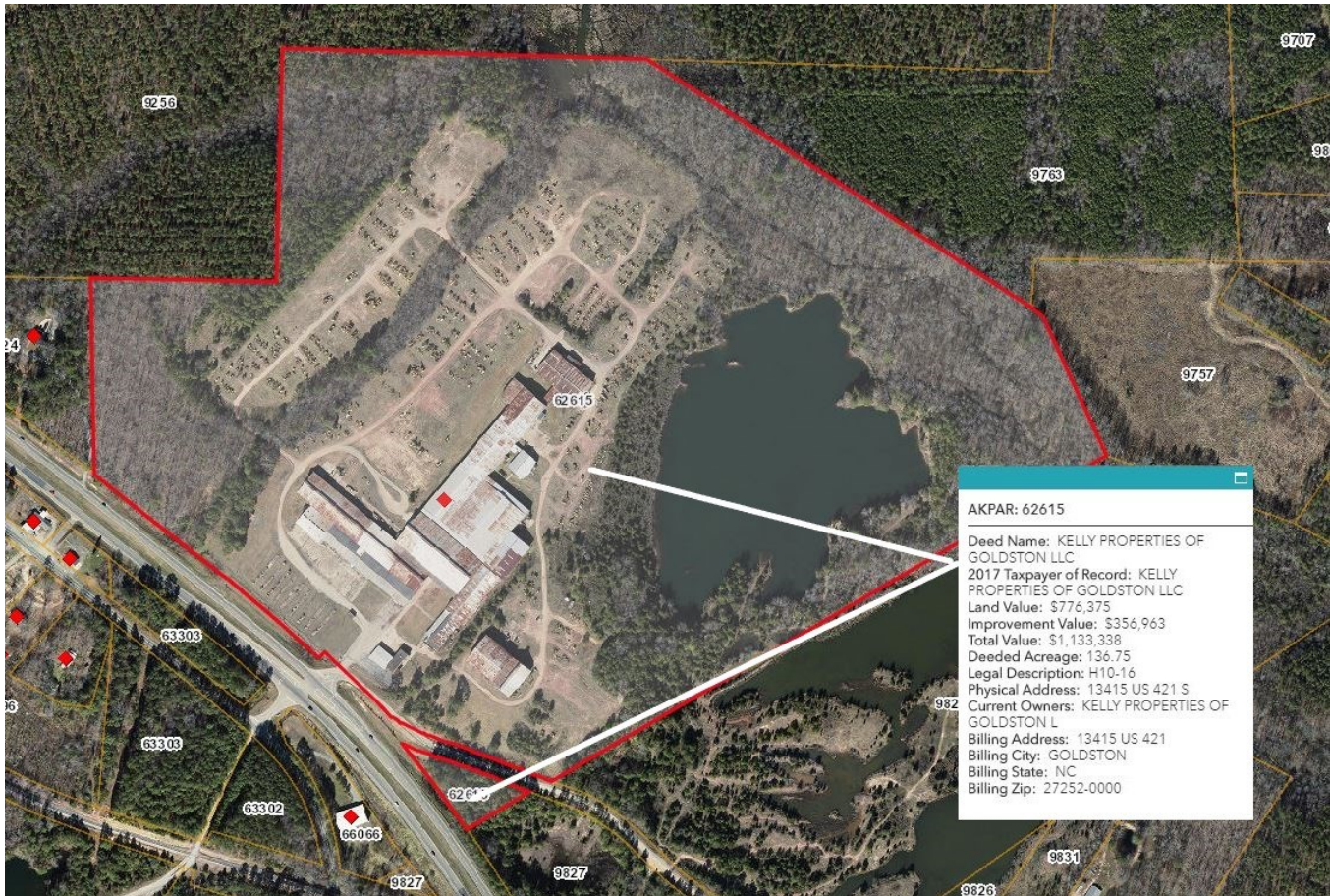


INDUSTRIAL COMPLEX

13415 US HIGHWAY 421, GOLDSTON, NC



SALE PRICE: \$2,250,000

UNIT SIZE: 305,000+/- SF

ACREAGE: 123+ ACRES

MICHAEL HICKEY

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TRIANGLE REAL ESTATE SERVICES COMMERCIAL DIVISION

121 S. Estes Dr., Suite 106
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PROPERTY OVERVIEW

This large warehouse complex is a rare find! 123 +/- acres and a 20+ acre pond. Zoned (IND-H) Heavy Industrial with approximately 305,000 SF (7 acres) of buildings, LOCATED IN AN OPPORTUNITY ZONE.

RE-DEVELOPMENT POTENTIAL! Strategically located between the RTP and the Triad--48 miles to Greensboro and 48 miles to Raleigh--this facility's future use is only limited by your imagination! Just 50 miles to RDU Airport, and only 16 miles to Pittsboro and the new Chatham Park! This former terracotta pipe manufacturing facility was most recently a heavy equipment salvage operation, and it comes with it's own 20/+ acre lake. Previously accessed by rail spur, could possibly be re-connected. 3500 +/- SF office building with central air and heat just inside the gate allows for operational control of the entire facility.

INDUSTRIAL WAREHOUSE FOR SALE



INDUSTRIAL COMPLEX

13415 US HIGHWAY 421, GOLDSTON, NC



Virtual Tour available to CoStar subscribers

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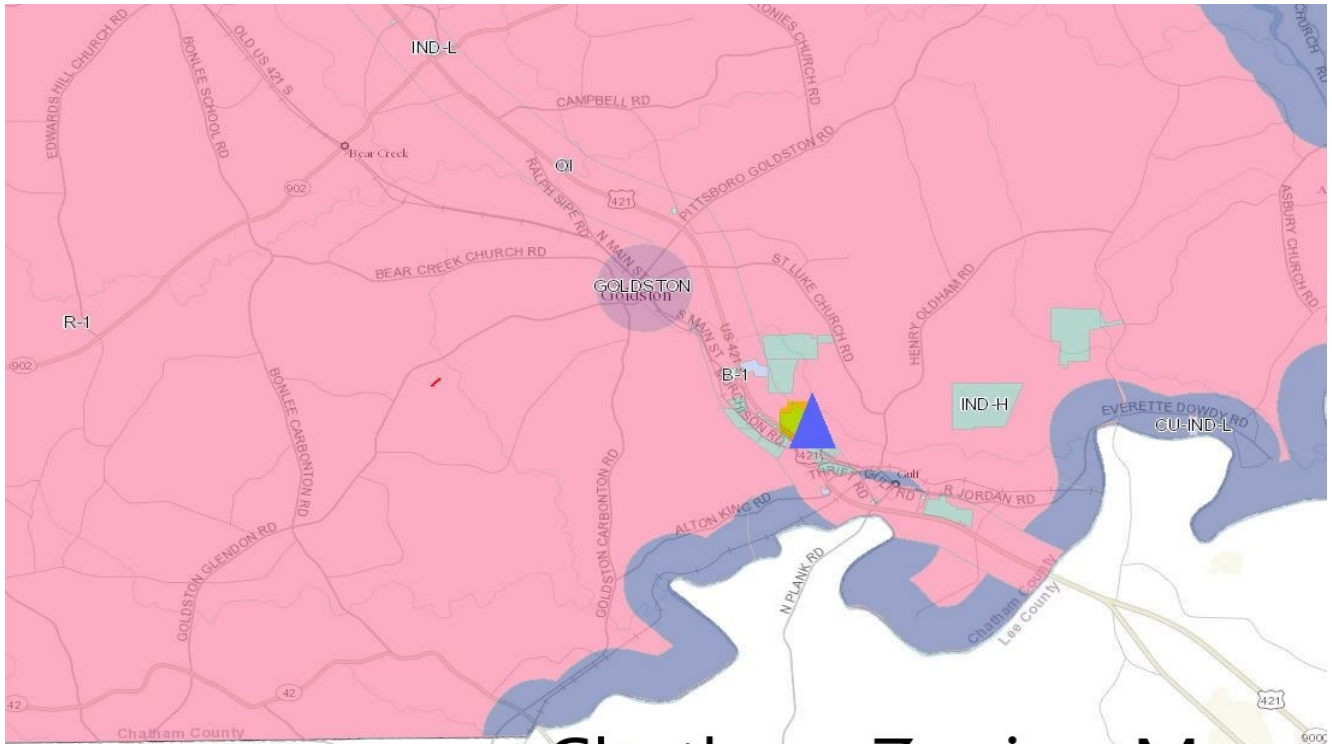
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INDUSTRIAL WAREHOUSE FOR SALE

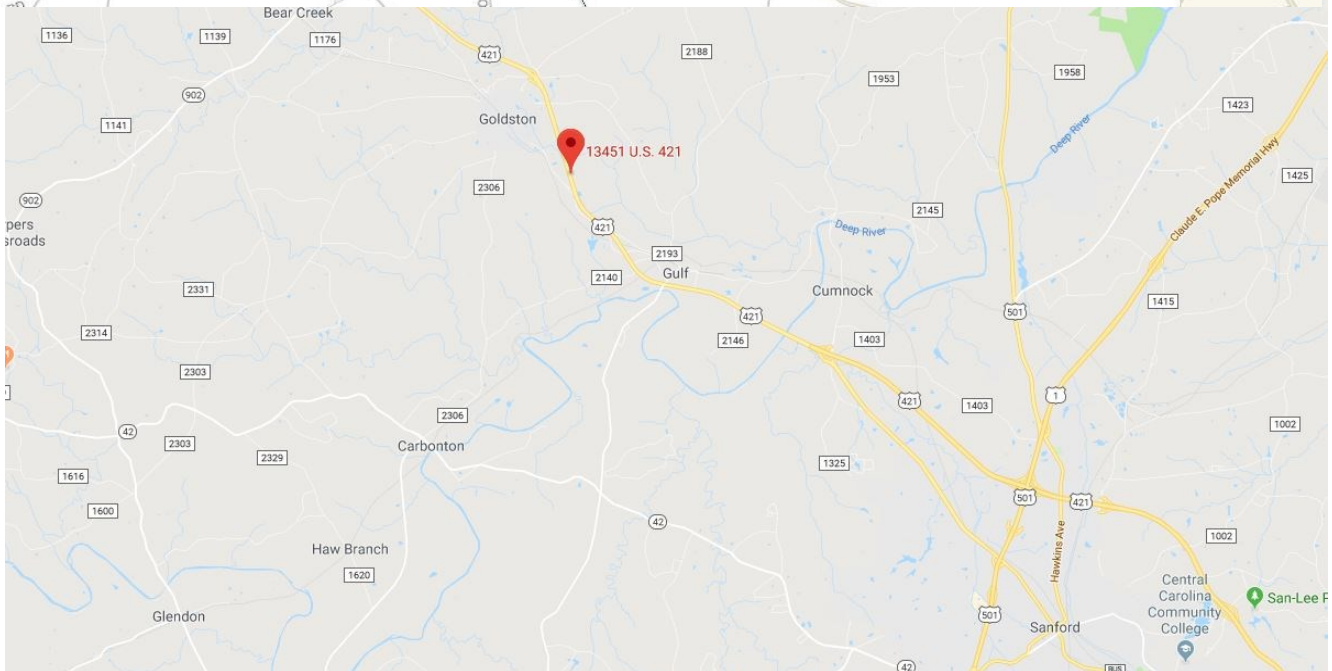


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Chatham Zoning Map



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