

# STUMP

FORMER JELD-WEN | LEASE ONLY



**LEASE RATE \$4.50/SF NET3**

## Opportunity

- Heavy manufacturing high ceilings and wide bays make this ideal for large manufacturing or warehousing operations.
- Large lot for additional industrial outside storage - IOS lay-down yard.
- Duke Energy 44KVA dedicated substation.
- Norfolk Southern Railroad Line adjacent.
- No flooding from Hurricane Helene.

**100 Henry McCall Rd**  
Marion, NC  
(McDowell County)



**Robert J. Dunn** | 828-443-5954 cell | rjdunn@stumpnet.com

**Randy Stump** | 704-589-5529 cell | randy@stumpnet.com

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The Stump Corporation | office 704-332-3535  
831 East Morehead Street, Suite 440 | Charlotte, NC 28202



**100 Henry McCall Rd**  
Marion, NC



## Highlights:

**Building Size** 90,000

**Acreage** 21.73

**Office Space** 3,000

**Ceiling Height** 28' Center, 24' Eave

**Truck Doors** 8 Dock High; 2 Drive-in

**Dimensions** 270' x 333'

**Bay Spacing** 90' x 28'

**Parking** 50 Paved

**Zoning** Industrial

**Date Available** Immediately

**Last Use** Door Mfg.

**Selling Price** Negotiable

**Lease Rate** \$4.50/SF Net3

**Age** 1990

**Condition** Good

**Walls** Insulated metal panel on masonry low wall

**Floors** Concrete

**Roof** Metal

**Water** Well

**Sewer** Septic

**Electric** Duke Energy 2,000 Amps 480/277V 3p4w

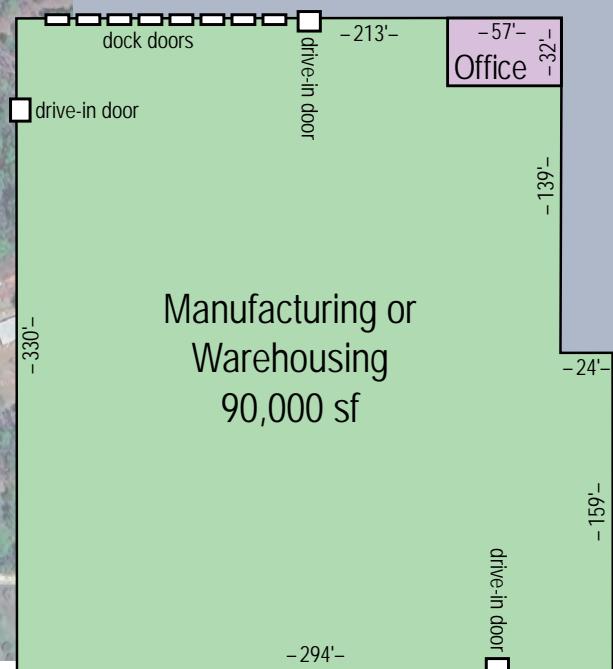
**Gas** Frontier

**Heat** Gas

**Sprinkler** 100%

**Lighting** LEDs /motion sensors

**A/C** Office



Manufacturing or  
Warehousing  
90,000 sf



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