

STUMP

FORMER JELD-WEN | LEASE ONLY



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)

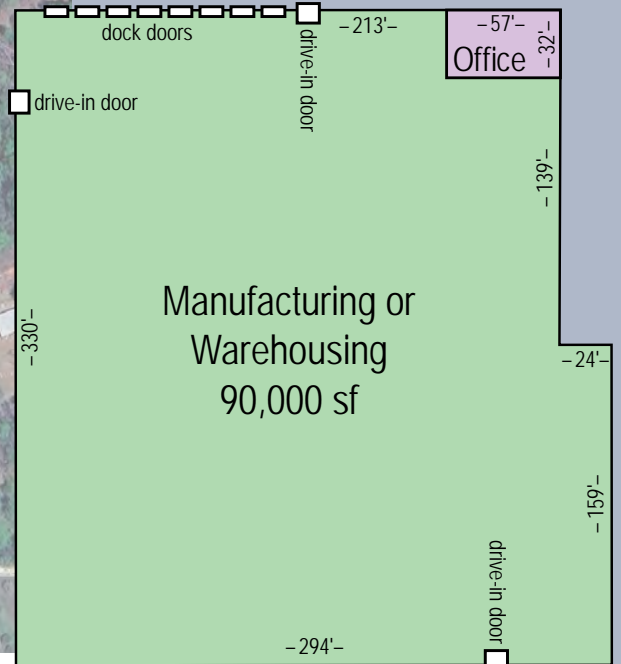


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The Stump Corporation | office 704-332-3535
831 East Morehead Street, Suite 440 | Charlotte, NC 28202



100 Henry McCall Rd
Marion, NC



Highlights:

Building Size	90,000	Condition	Good
Acreage	21.73	Walls	Insulated metal panel on masonry low wall
Office Space	3,000	Floors	Concrete
Ceiling Height	28' Center, 24' Eave	Roof	Metal
Truck Doors	8 Dock High; 2 Drive-in	Water	Well
Dimensions	270' x 333'	Sewer	Septic
Bay Spacing	90' x 28'	Electric	Duke Energy 2,000 Amps 480/277V 3p4w
Parking	50 Paved	Gas	Frontier
Zoning	Industrial	Heat	Gas
Date Available	Immediately	Sprinkler	100%
Last Use	Door Mfg.	Lighting	LEDs /motion sensors
Selling Price	Negotiable	A/C	Office
Lease Rate	\$4.50/SF Net3		
Age	1990		



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