



INDUSTRIAL PROPERTY FOR SALE OR LEASE

PROPERTY OVERVIEW

SALE PRICE | \$2,750,000

LEASE PRICE | \$10 PER SF

LEASE TYPE | NNN

SQUARE FEET | 27,546 +/- SF

AVAILABLE | IMMEDIATELY

ZONING | THOROUGHFARE BUSINESS
DISTRICT & HEAVY
INDUSTRIAL DISTRICT

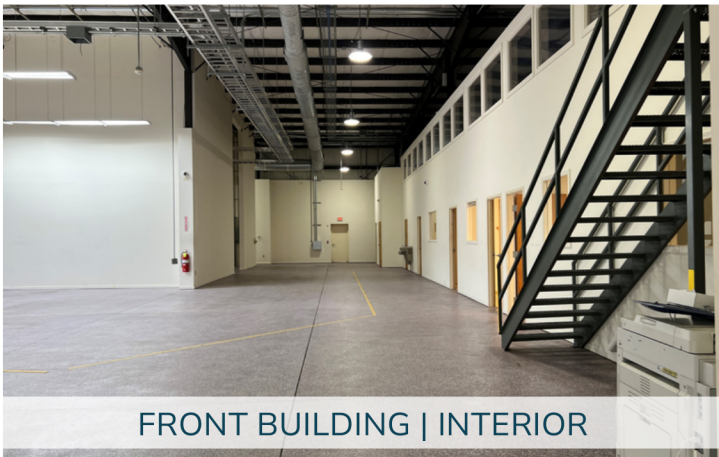
Prime single-tenant industrial property available for sale or lease on NC Hwy 24-27 in northwestern Moore County, conveniently located near NC Hwy 705. Ideal for warehousing and distribution. The property features a front building of approx. 20,000 +/- SF, which includes 11,200 +/- SF of office/showroom space and 8,800 +/- SF of warehouse space. Additionally, the front building boasts a mezzanine, two loading docks, and a drive-in door. There is also a rear building with approx. 7,546 +/- SF. The property is surrounded by a security fence and includes an additional secured parking lot, offering ample space and security for your business operations.

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PHOTOS

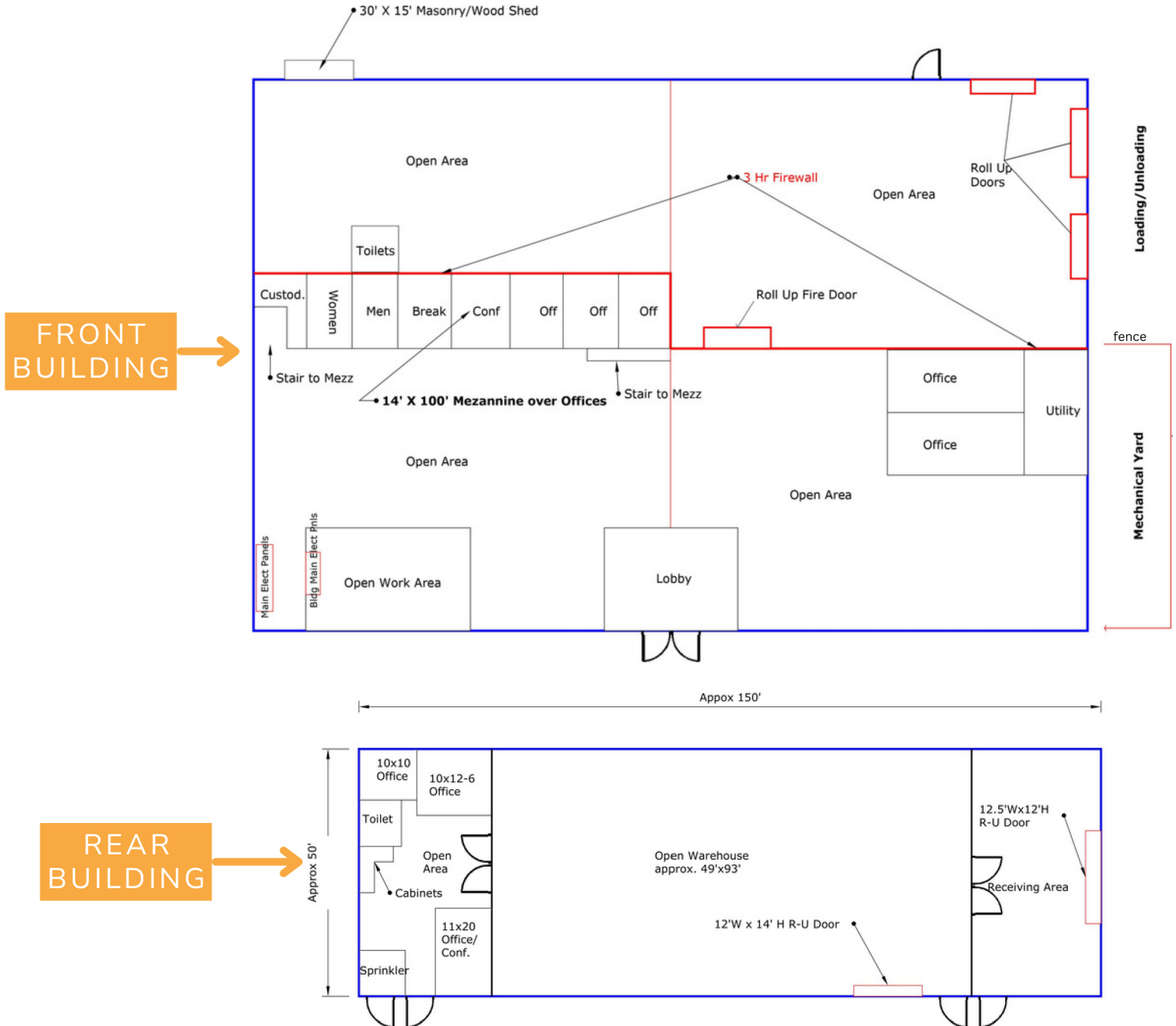


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FLOOR PLANS



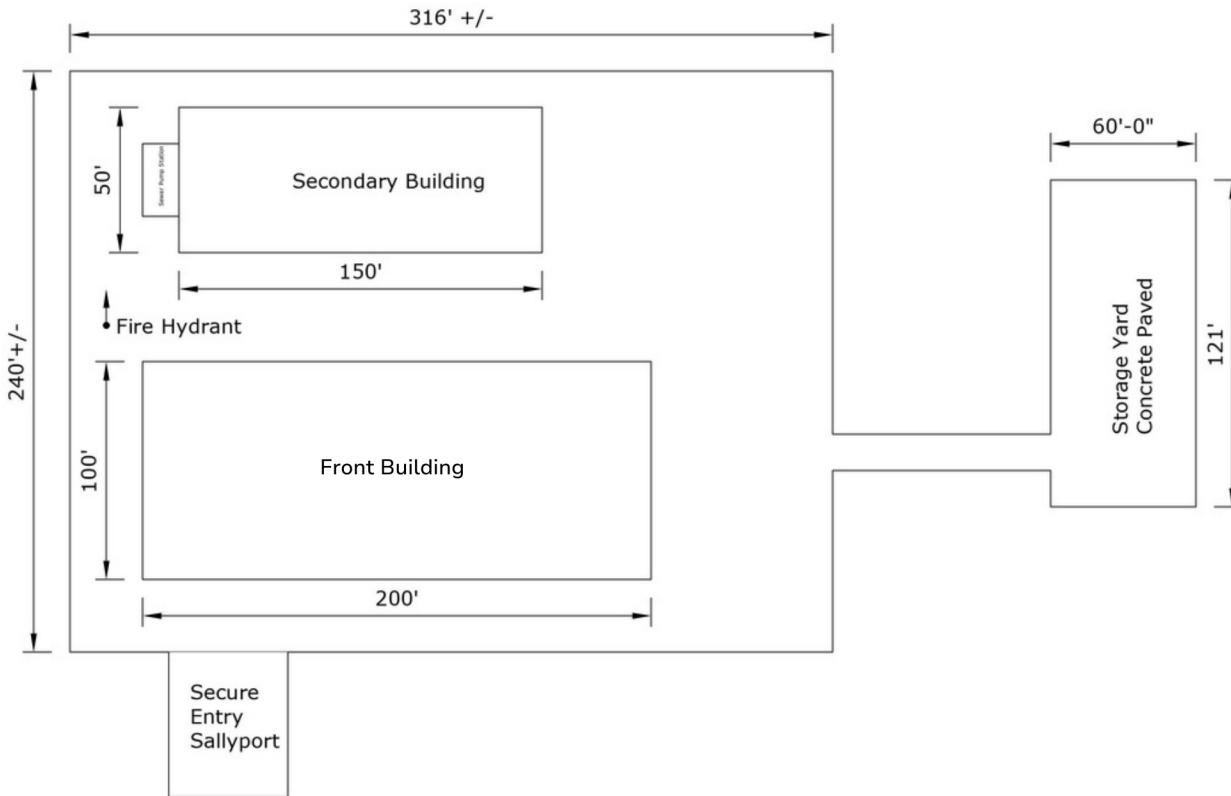
NOTE: Floor plans are for illustrative purposes only. Actual dimensions & details may vary. Not to scale.

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SITE SKETCH



Schematic Site Sketch
 NOT TO SCALE
 DIMENSIONS ARE APPROXIMATE

US Hwy 24-27

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LOCATION MAP



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