



FOR LEASE
INDUSTRIAL

MARIPOSA RD
2348 Mariposa Road, Stanley, NC 28164

- 5600 SF
- Fully conditioned space
- Close Proximity to Charlotte and Lake Norman market
- Two garage doors



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5,600 SF Fully Conditioned Industrial Facility For Lease | 3-Phase Power | Crane | 1.38 Acres

Rare opportunity to lease a highly functional 5,600 SF industrial warehouse facility on 1.38 acres in Stanley, NC. This fully climate-controlled building is well-suited for contractors, fabrication operations, equipment service companies, light manufacturing, warehousing, and a variety of industrial users seeking infrastructure beyond conventional warehouse space. The facility features 3-phase electrical service, two overhead garage doors, and an exterior overhead crane infrastructure, providing operational flexibility for businesses requiring equipment handling and higher-power industrial capabilities. Interior improvements include two private offices, a breakroom, and two restrooms, creating a practical balance between office and warehouse functionality.

With a 16-foot clear height, ample site area, and convenient access to the greater Charlotte region via NC Highway 16, the property offers an attractive solution for companies seeking a strategically located industrial facility in a market with limited small-bay industrial inventory.



Property Summary

Building SF:	5,600
Lease Rate:	Negotiable
Lot Size:	1.38 Acres
Price:	\$0
Year Built:	1986
Zoning:	R-T
Conditioned spae	YES

Property Overview

5,600 SF industrial warehouse
1.38-acre site
Fully conditioned building throughout
3-phase electrical service
Exterior overhead crane infrastructure
Two overhead garage doors
16' clear ceiling height
Two private offices
Breakroom
Two restrooms
Ample outdoor operational area
Convenient access to NC-16 and the Charlotte metro area
Available for immediate occupancy.

Location Overview

The subject property is located along Mariposa Road in Stanley, North Carolina, within the western portion of Lincoln County, a growing industrial and commercial market positioned within the broader Charlotte metropolitan region. The area is characterized by a mix of industrial, contractor-oriented, manufacturing, agricultural, and commercial uses, creating an environment well-suited for a variety of industrial operations.

