



## 7232 -7240 JAMESON WAY

Stanley, NC 28164

- Built in 2023, this ±7,800 SF industrial property sits on ±2.47 acres in East Lincoln and offers a turnkey opportunity for an owner-user seeking functionality, convenience, and room for expansion. The site features two warehouse buildings constructed in 2023, nine 12' x 14' drive-in doors, LED lighting, functional yard space, and on-site diesel. One of the buildings is improved with office space, a breakroom, and a restroom with shower. Well-located and highly functional, the property is well-suited for a variety of industrial users.

## CONTACT:

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## Property Summary

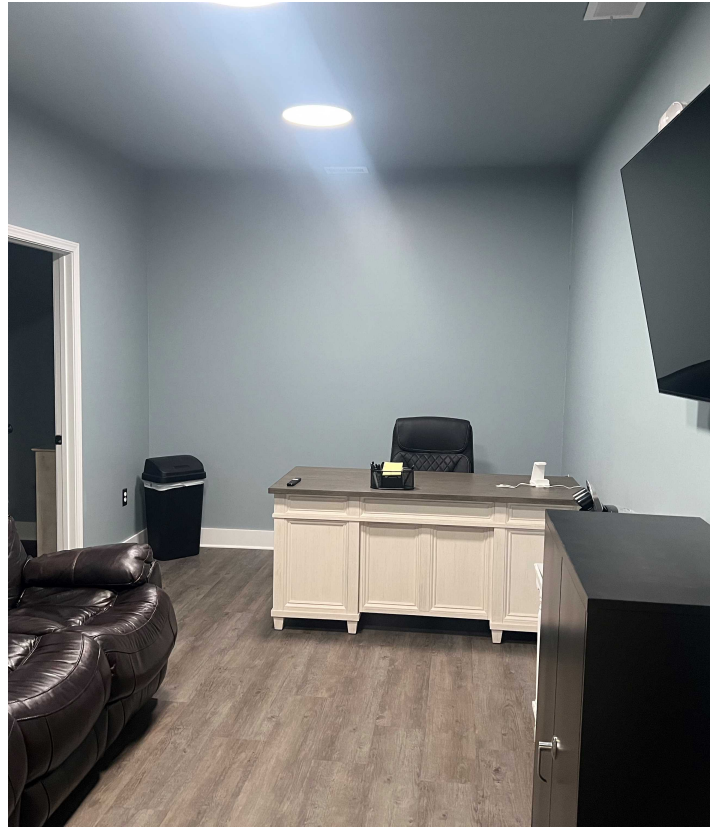
Building SF:	7,800
Lot Size:	2.47 Acres
Price:	\$1,499,900
Year Built:	2023
Zoning:	I-G and ELDD
For Lease:	\$15.00 SF

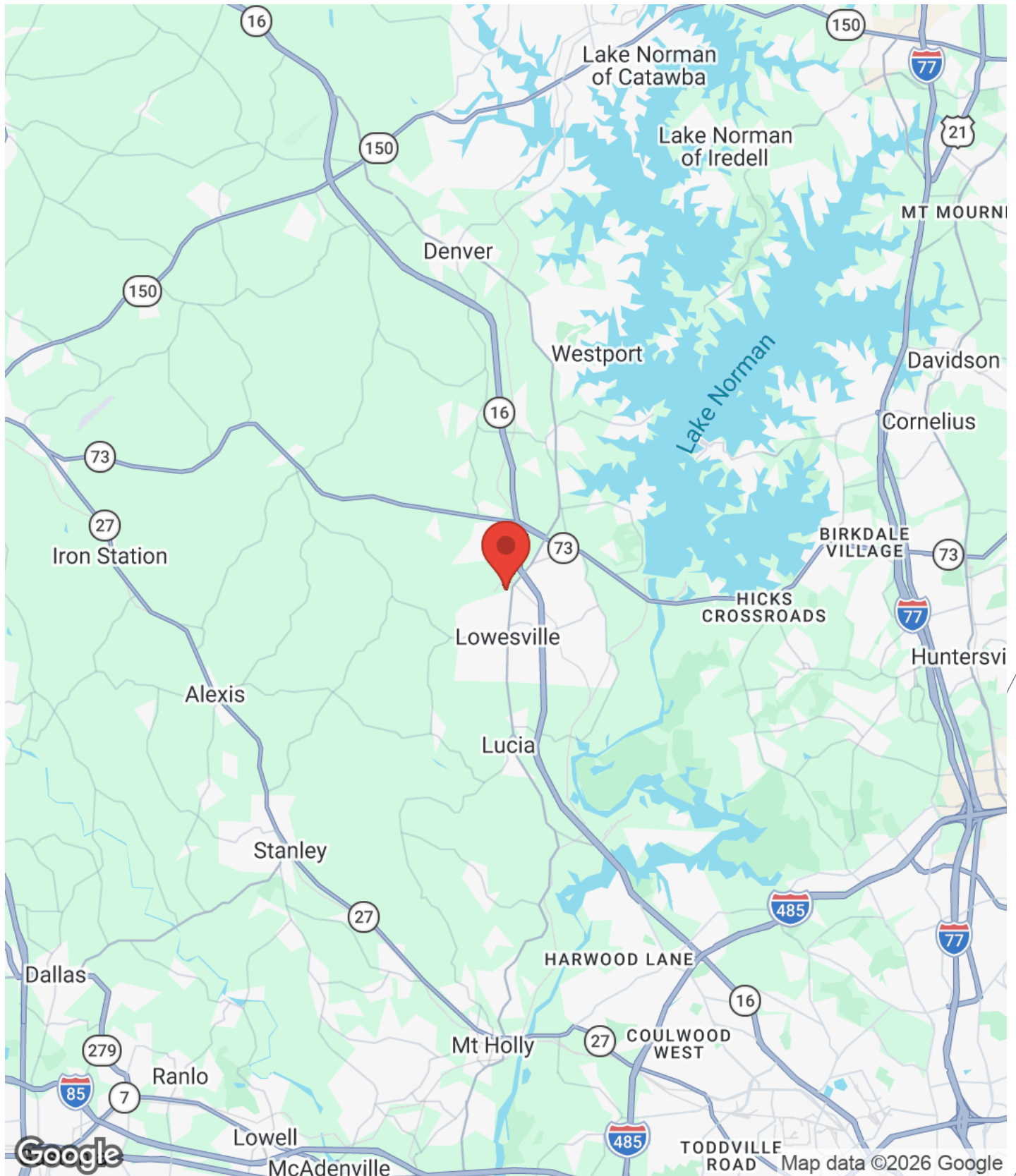
## Property Overview

7800 SF includes two buildings  
3000 SF building is climate controlled  
Onsite Diesel Station  
Outside Stotage  
Fully secured and fenced property  
9 14x10 Dtive-In-Doors  
Includes office, break room, shower  
Storage shed 12x28  
Equipment wash pad  
Minutes from Highway 16 and 73

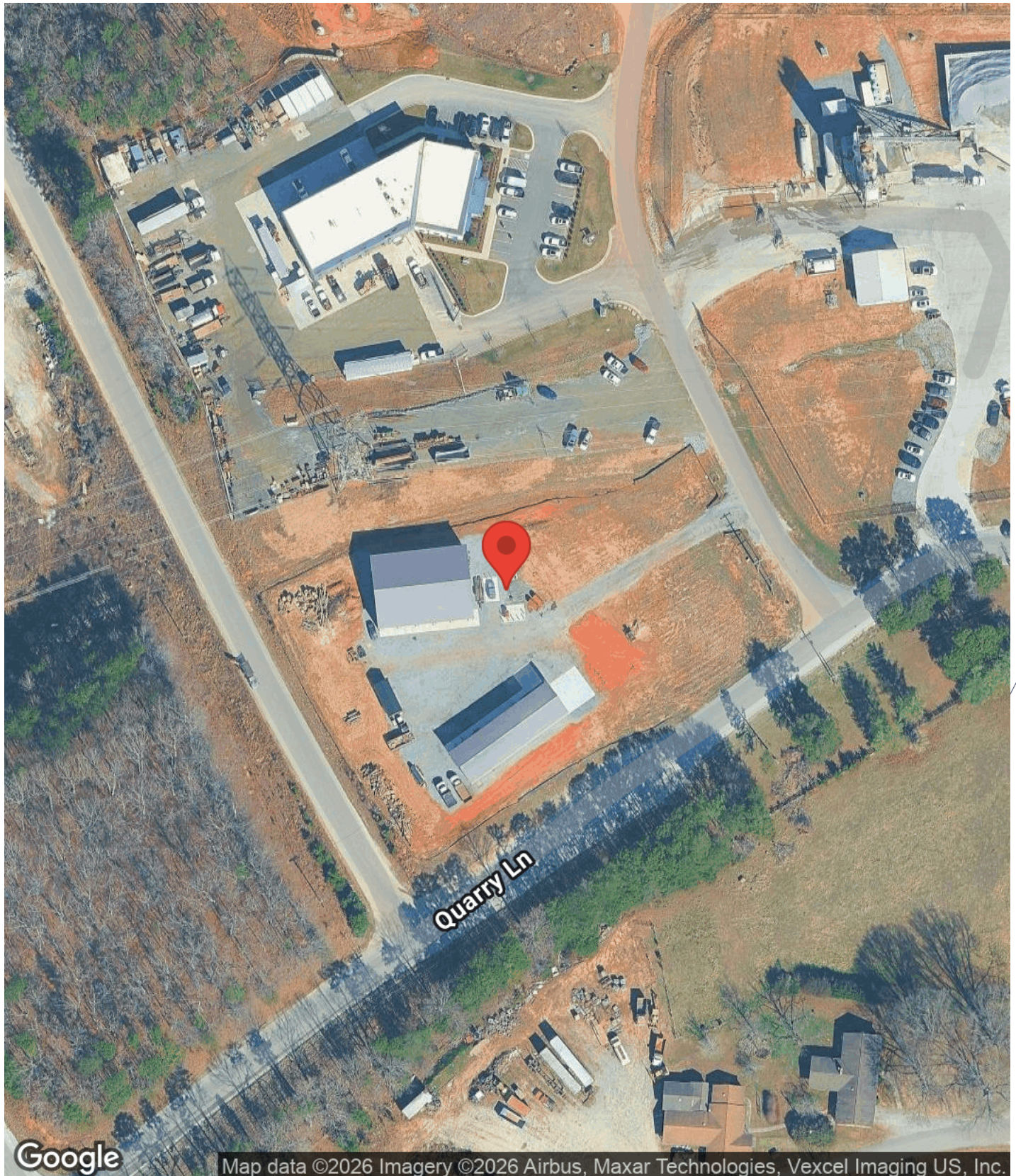
## Location Overview

Located in the desirable East Lincoln industrial corridor, 7232 40 Jameson Way presents a rare opportunity to acquire a newer, owner-user industrial asset with immediate functionality and flexibility. Situated on approximately 2.47 acres, completely fenced in, this property is ideal for contractors, service-based businesses, or businesses with equipment or vehicle needs.





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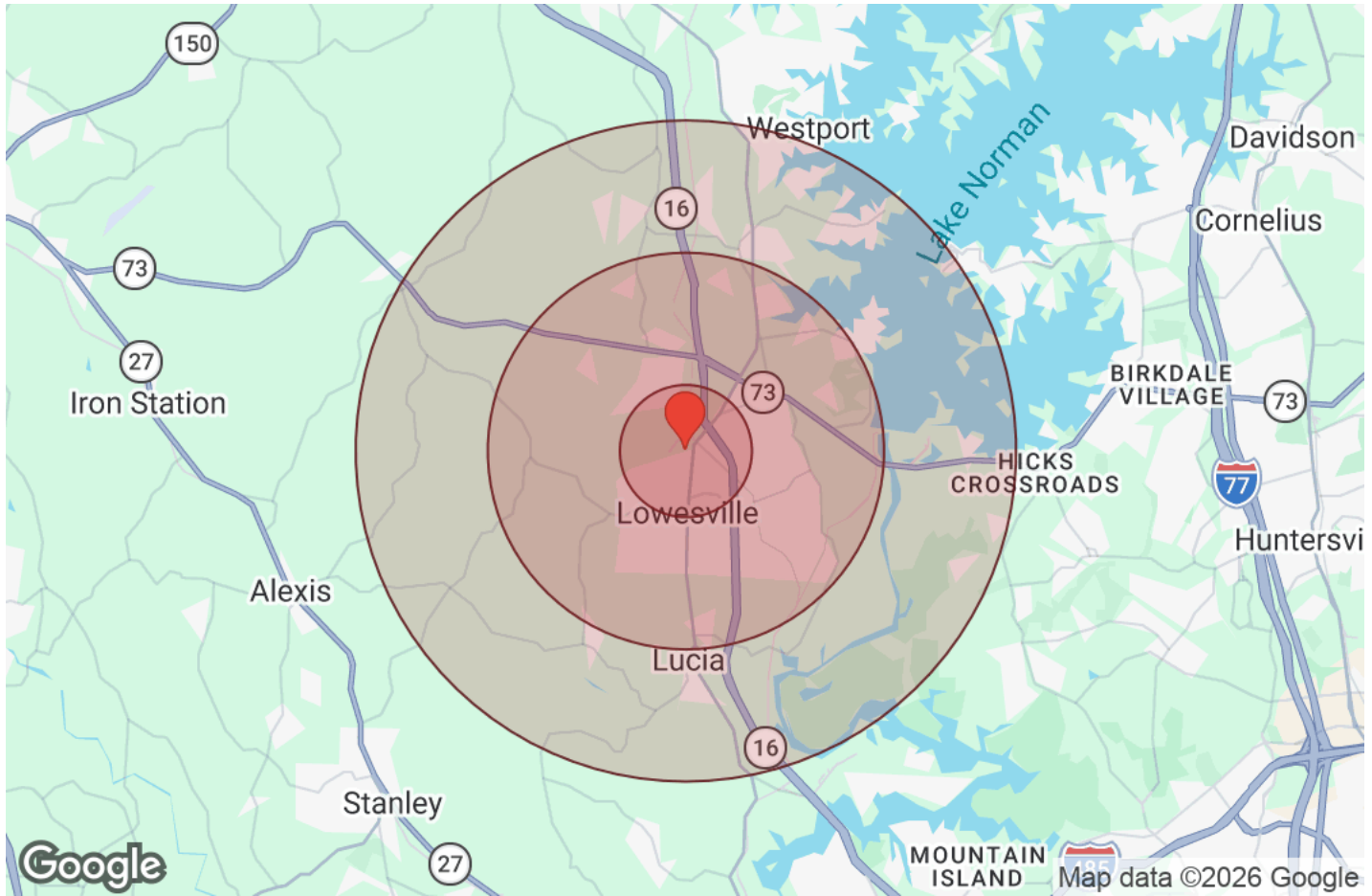


Google

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	196	7,408	15,117
Female	197	7,653	15,278
Total Population	392	15,061	30,396

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	329	12,260	24,463
Black	29	944	2,228
Am In/AK Nat	1	33	64
Hawaiian	N/A	2	3
Hispanic	20	1,087	2,274
Asian	7	399	687
Multiracial	6	336	675
Other	N/A	2	9

Housing	1 Mile	3 Miles	5 Miles
Total Units	190	6,505	13,145
Occupied	181	6,132	12,308
Owner Occupied	163	4,918	9,841
Renter Occupied	18	1,214	2,467
Vacant	9	373	836

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	55	2,848	5,451
Ages 15 - 24	24	1,527	3,112
Ages 25 - 54	101	4,989	10,522
Ages 55 - 64	79	2,296	4,679
Ages 65+	133	3,402	6,631

Income	1 Mile	3 Miles	5 Miles
Median	\$106,763	\$105,226	\$107,445
Under \$15k	5	204	498
\$15k - \$25k	7	241	529
\$25k - \$35k	N/A	247	634
\$35k - \$50k	11	506	955
\$50k - \$75k	26	961	1,763
\$75k - \$100k	34	759	1,374
\$100k - \$150k	46	1,350	2,647
\$150k - \$200k	16	628	1,380
Over \$200k	35	1,237	2,529



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