

±35,000 SF

STONEVILLE WAREHOUSE

FOR SALE OR LEASE

6190 US HIGHWAY 220 | STONEVILLE, NC 27048

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
CHARLOTTE

LEE-ASSOCIATES.COM/CHARLOTTE

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FOR SALE INDUSTRIAL WAREHOUSE

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PROPERTY CHARACTERISTICS

Address:	6190-6200 US Hwy 220, Stoneville, NC 27048
County	Rockingham County
PIN / Parcel ID's	703000058707 / 101567 703000068030 / 101568
Tenancy	Single (Can be demised)
Building Size	±35,000 SF
Office Space	±800 SF
Parcel Size	5.68 AC
Year Built	1981
Zoning	LI, Light Industrial / RA, Residential-Agricultural
Dock High	(7)
Drive-In	(1)
Clear Height	16'0"
Columns	None - Clear Span
Utilities	Well Water / Septic Sewer
Power Supply	480v 3-Phase
Warehouse Conditioned	No
Sprinklered	No
Improvements	Remodeled Office, LED Motion Sensing Lights

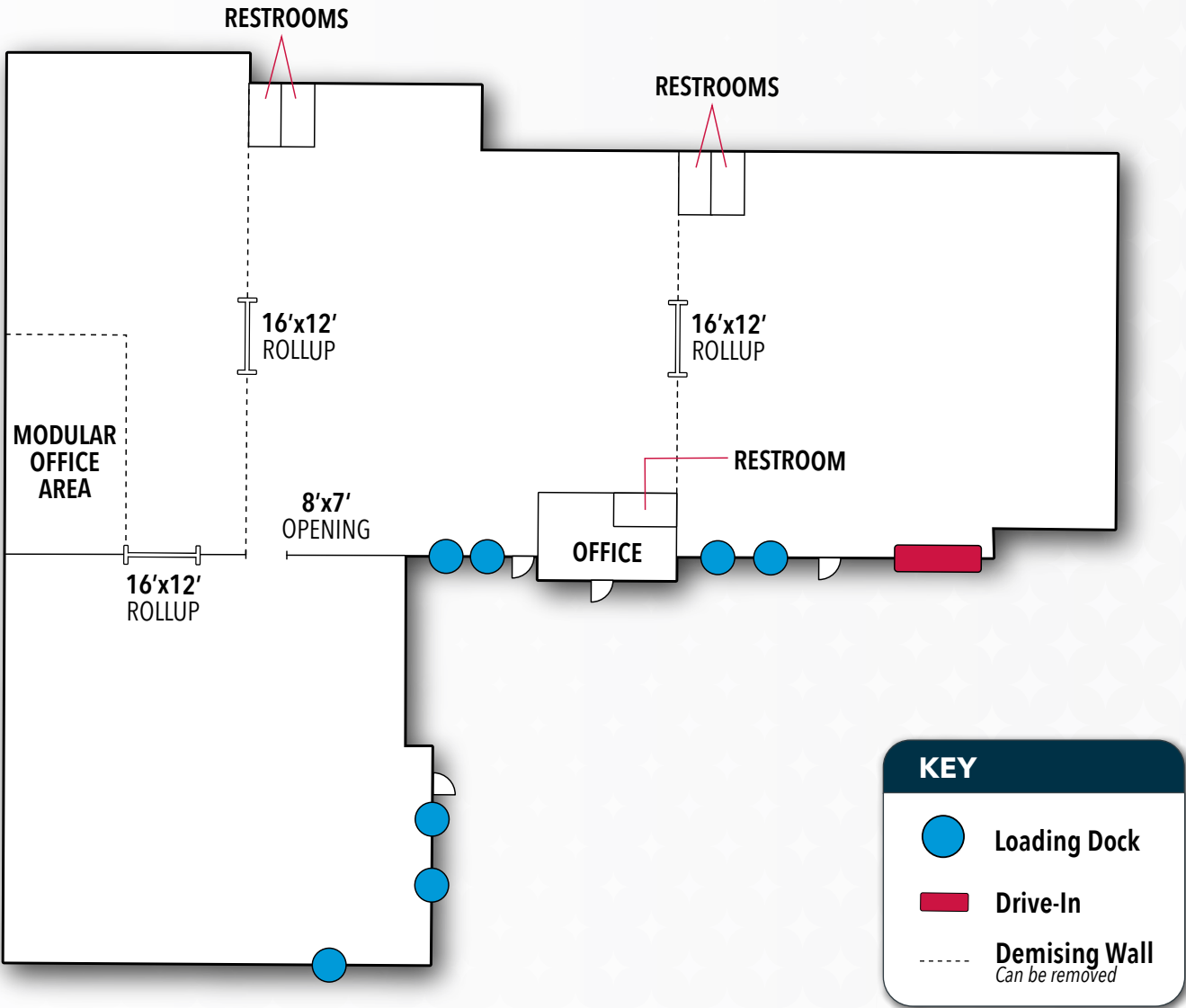
TERMS

Availability	Now
Sales Price	\$1,200,000 (\$34.28/SF)
Lease Rate	\$3.95/SF (NNN)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FLOOR PLAN



**NOT TO SCALE. Site Plan and Dimensions have been derived from GIS Building Footprint records.*

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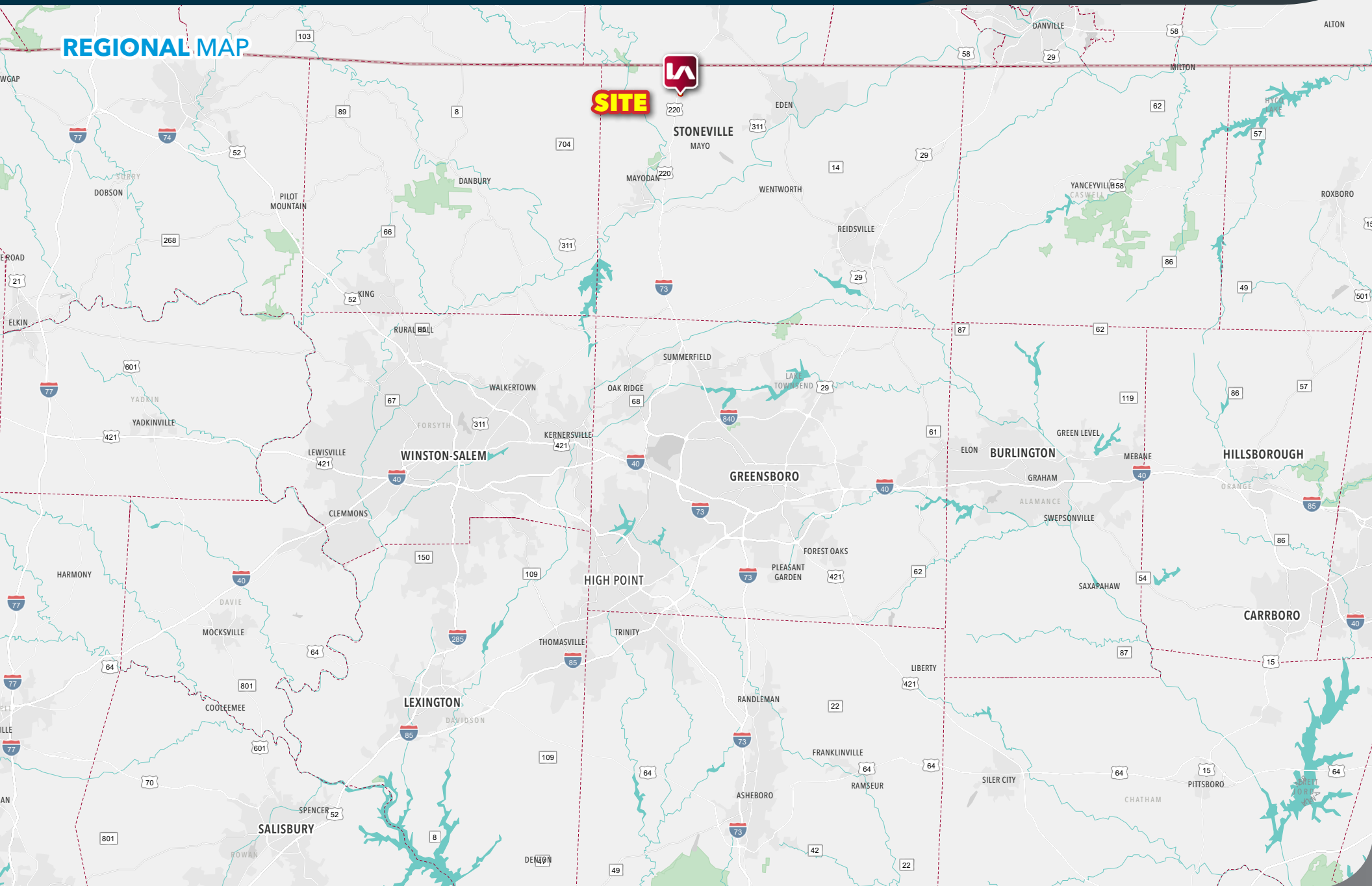
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SITE AERIAL



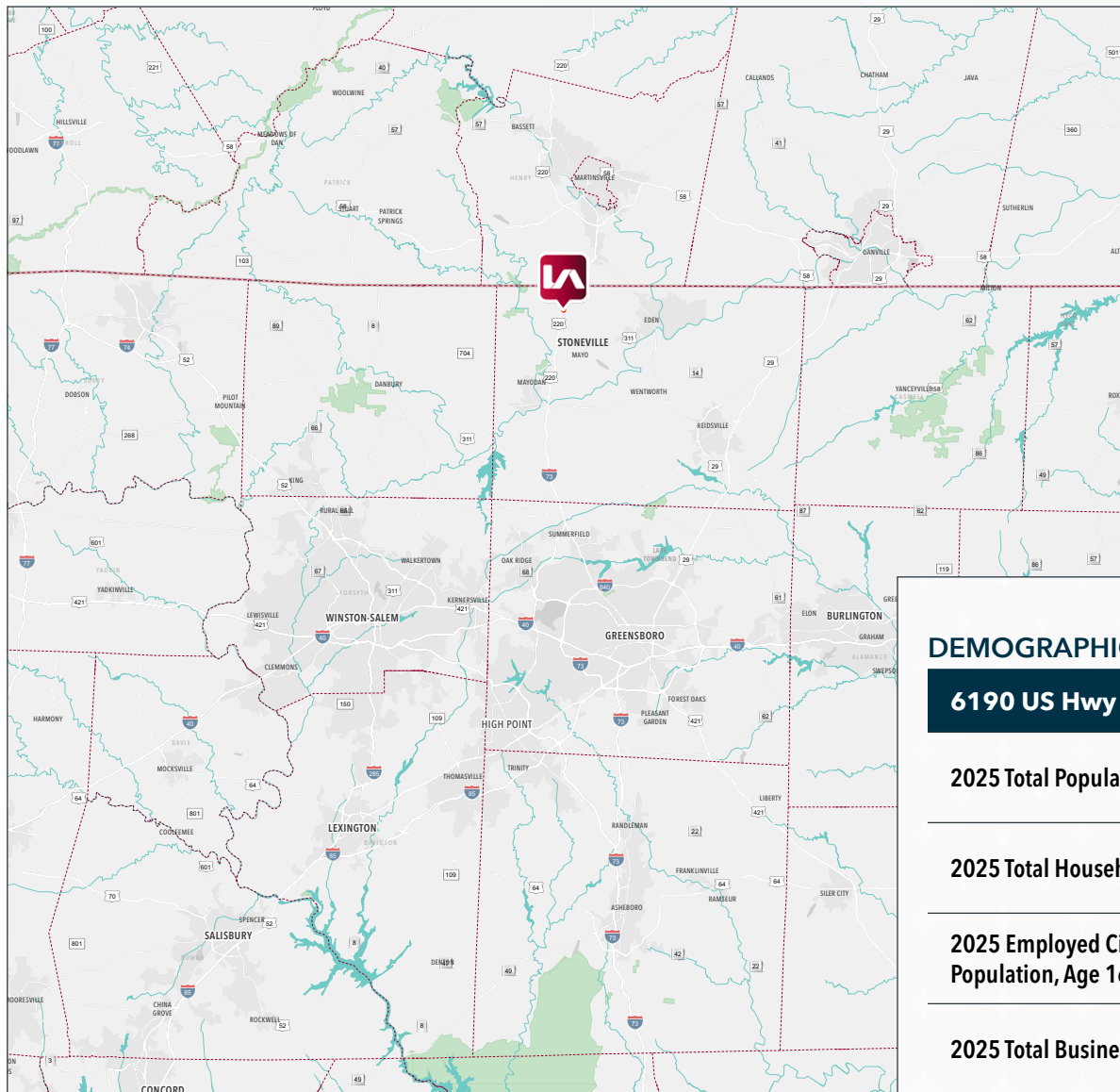
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REGIONAL ACCESSIBILITY



DRIVE TIMES

LOCATION	MILES	MINUTES
Greensboro, NC	40.2 mi	44 min
Durham, NC	89.3 mi	1hr 27min
Charlotte, NC	129.0 mi	1hr 54min
I-40	32.0 mi	32 min
I-85	43.8 mi	40 min
I-73	20.7 mi	20 min
I-840	27.1 mi	29 min
I-74	37.8 mi	44 min

DEMOGRAPHICS

6190 US Hwy 220	10 Miles	50 Miles	100 Miles
2025 Total Population	46,715	1,889,304	7,005,416
2025 Total Households	20,736	787,278	2,851,285
2025 Employed Civilian Population, Age 16+	19,946	871,248	3,427,683
2025 Total Businesses (NAICS)	1,375	64,426	243,852

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OFFICE PHOTOS



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