

3838

CHARLES RAPER JONAS HWY



**±72,000 SF of
Industrial Space &
±2.0 AC of IOS Space
Available for Lease**



CONTACT BROKERS FOR MORE INFORMATION

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Vice President

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Ryan Kendall

Vice President

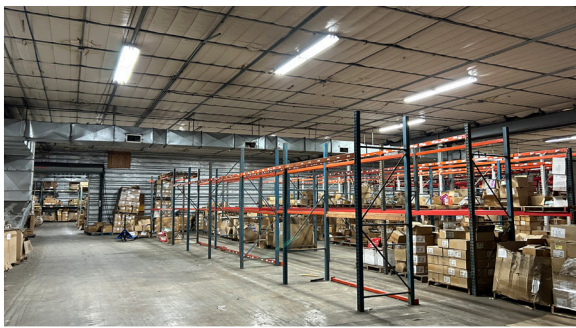
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**AVISON
YOUNG**

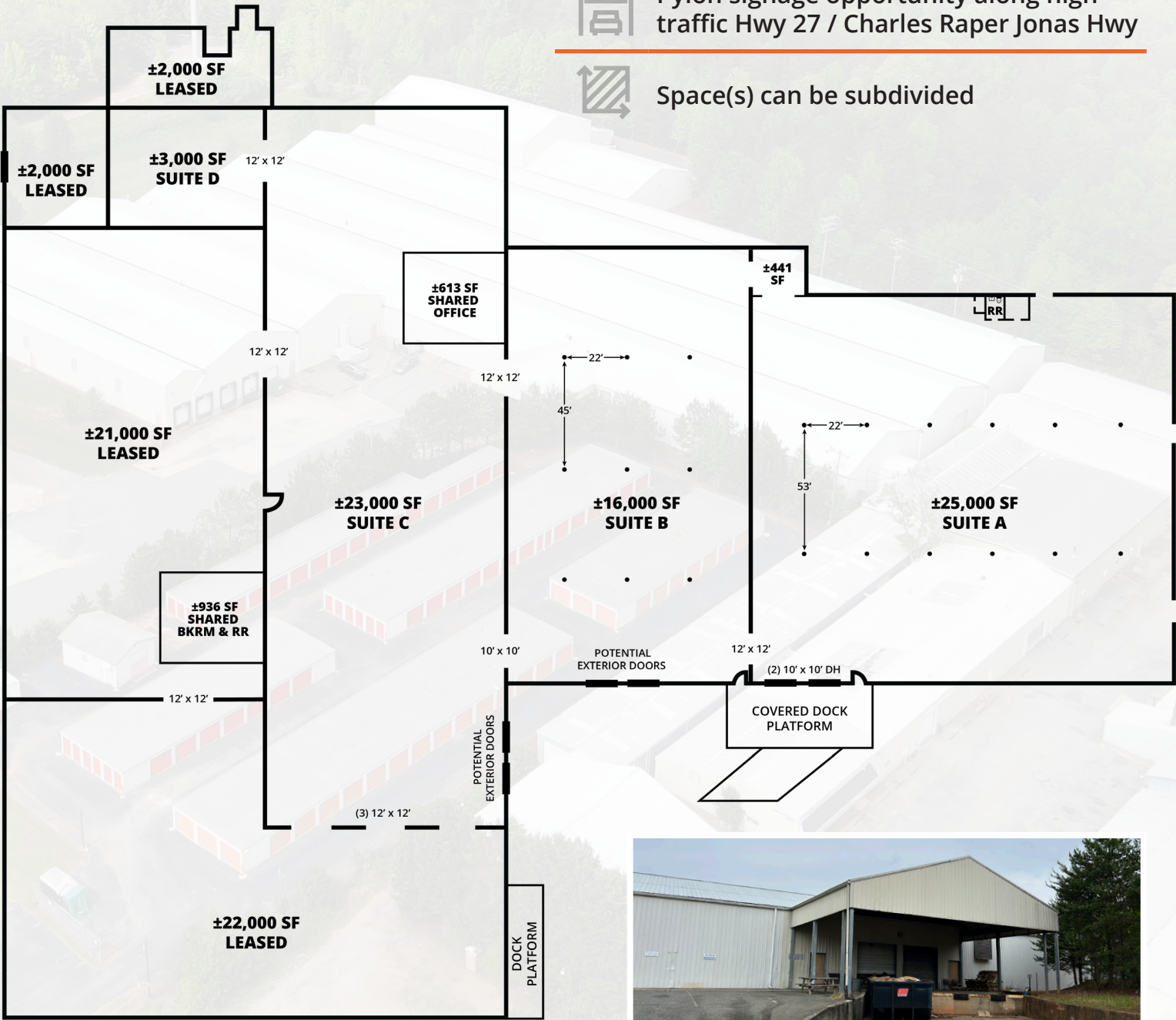
INDUSTRIAL SPACE & IOS FOR LEASE

3838 Charles Raper Jonas Hwy, Stanley, NC 28164



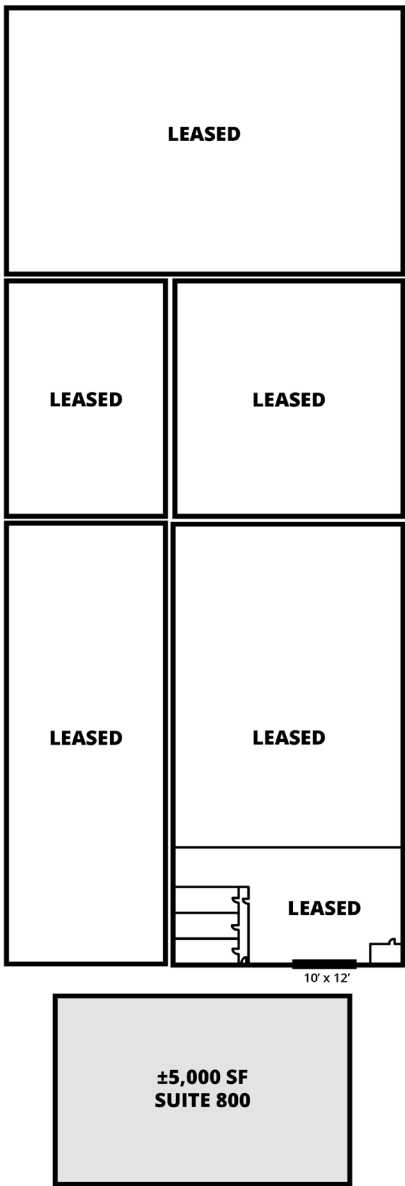
Property features

- Covered loading platform deck with two 10' x 10' dock high doors
- Outdoor storage opportunities available
- Pylon signage opportunity along high-traffic Hwy 27 / Charles Raper Jonas Hwy
- Space(s) can be subdivided



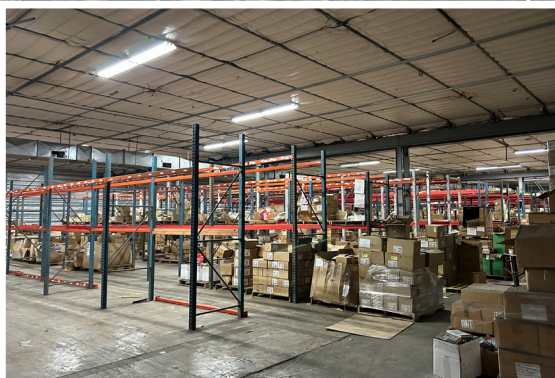
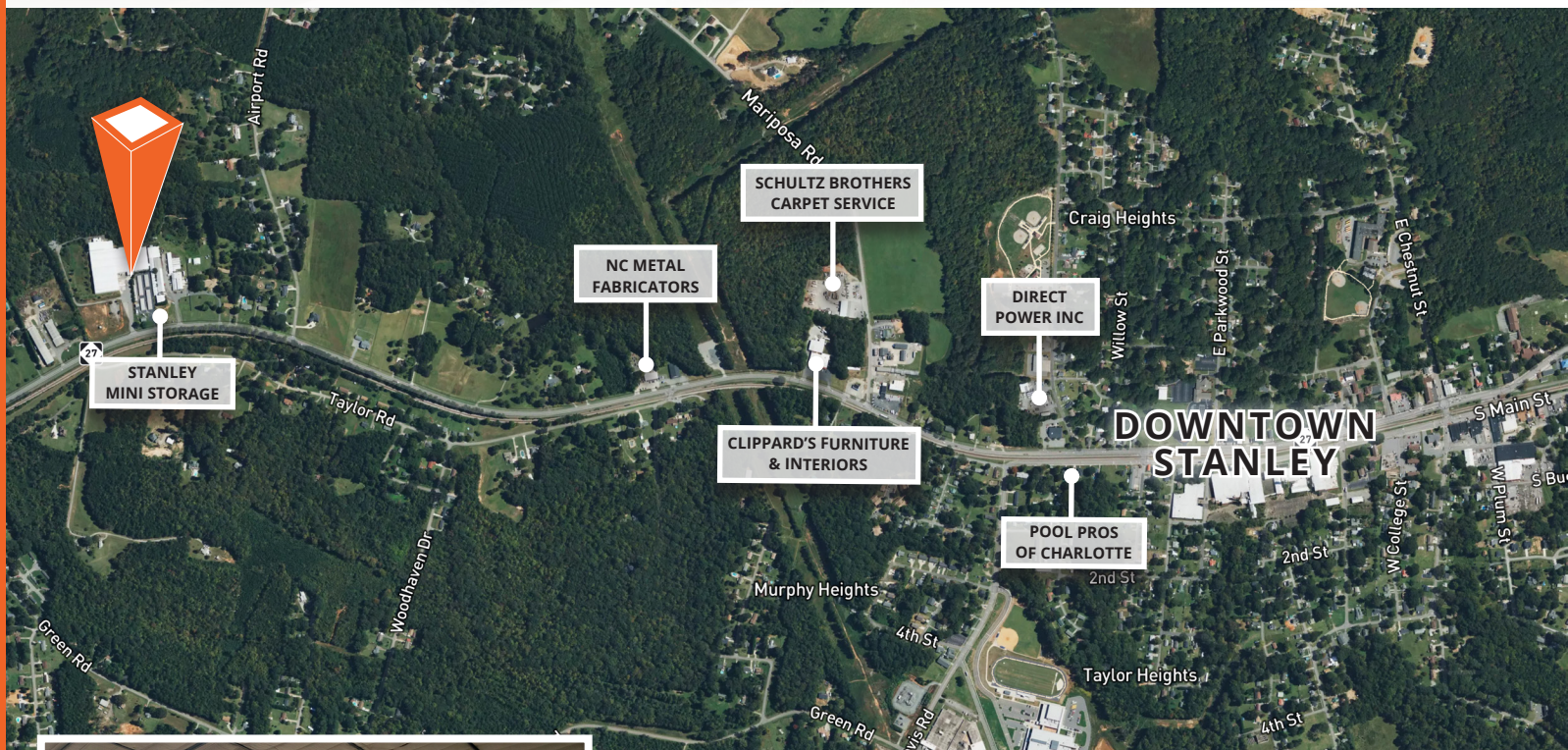
Property details

Total Available SF:	±72,000 SF
Available Suite (A):	±25,000 SF
Available Suite (B):	±16,000 SF
Available Suite (C):	±23,000 SF
Available Suite (D):	±3,000 SF
Available Suite (800):	±5,000 SF
Total IOS Lot Acreage:	±2.0 AC
Available IOS Lot (A):	±1.6 AC
Available IOS Lot (B):	±0.4 AC
Site Acreage:	±18.06 AC
Zoning:	ID (Industrial)
Clear Height:	15'
Dock High Doors:	Two (2) 10' x 10' doors
Lighting:	Newly installed LED
Power:	450 amps
HVAC:	Partially conditioned
Space Upgrades:	Available per mutually agreeable terms



LOCATION OVERVIEW

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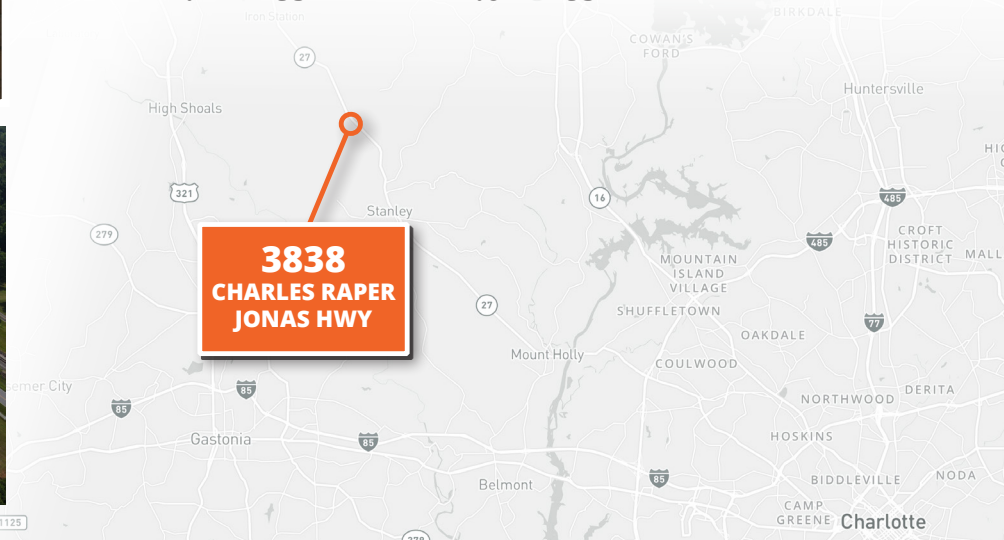
DOWNTOWN STANLEY
2.4 miles



HIGHWAY 321
7.6 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
17.8 miles



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