

# INDUSTRIAL FOR LEASE

500 Hovis Road, Stanley, NC 28164



AVAILABLE SF:	90,000 SF
LEASE RATE:	\$4.50 SF/Yr (NNN)
TICAM:	\$.75 / SF
LOT SIZE:	+/- 10 Acres
BUILDING SIZE:	134,000 SF
GRADE LEVEL DOORS	1
DOCK HIGH DOORS:	10
YEAR BUILT:	1952
ZONING:	M-1

## PROPERTY OVERVIEW

Hard-to-find large industrial space in Stanley, NC.

## PROPERTY FEATURES

- Space features 9,768 s.f. of basement and 2,400 s.f. of service garage
- 5" - 6" concrete floors and 10" floors in the basement
- 125' deep asphalt truck court
- Optional equipment includes Environmental Air Cleaning System and Catalytic Fume Incinerator.
- There is a Duke Energy on-site customer transmission substation that serves the existing facility. The substation includes 3 - 1 ph 2500 KVA transformers with a voltage of 44kv/.600kv, providing two deliveries. It has been determined that the maximum available capacity that can be served from this station is 5100 KW, if the load is split evenly between the two deliveries. If the load is not split between the deliveries, then the maximum capacity available is 4400 KW. For future growth, there is capacity on the 44 KV transmission line (approximately 15 - 20 MW).

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Each Office Independently Owned and Operated

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500 Hovis Road, Stanley, NC 28164



Primary Photo



Building Photo



Building Photo



Building Photo



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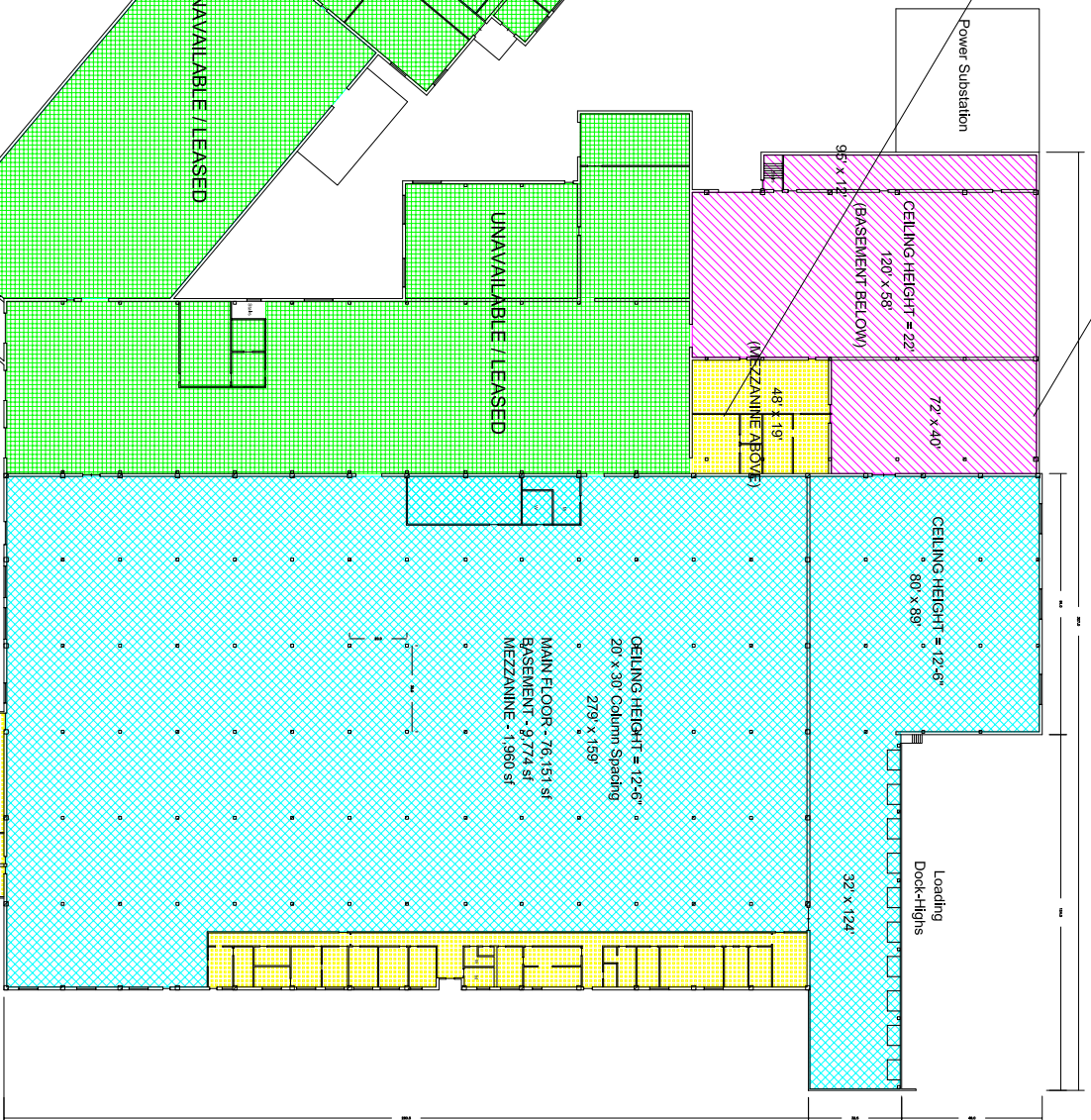
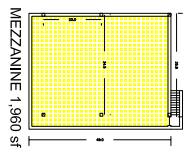
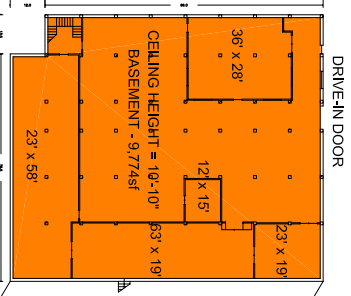
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**LEGEND**

CEILING HEIGHT	APPROX. AREA
Drop Ceiling	+/- 8,600 sf
10' - 10"	+/- 9,800 sf
12' - 6"	+/- 58,000 sf
22' - 0"	+/- 11,500 sf
UNAVAILABLE / LEASED	+/- 46,142 sf



500 HOVIS ROAD, STANLEY, NC

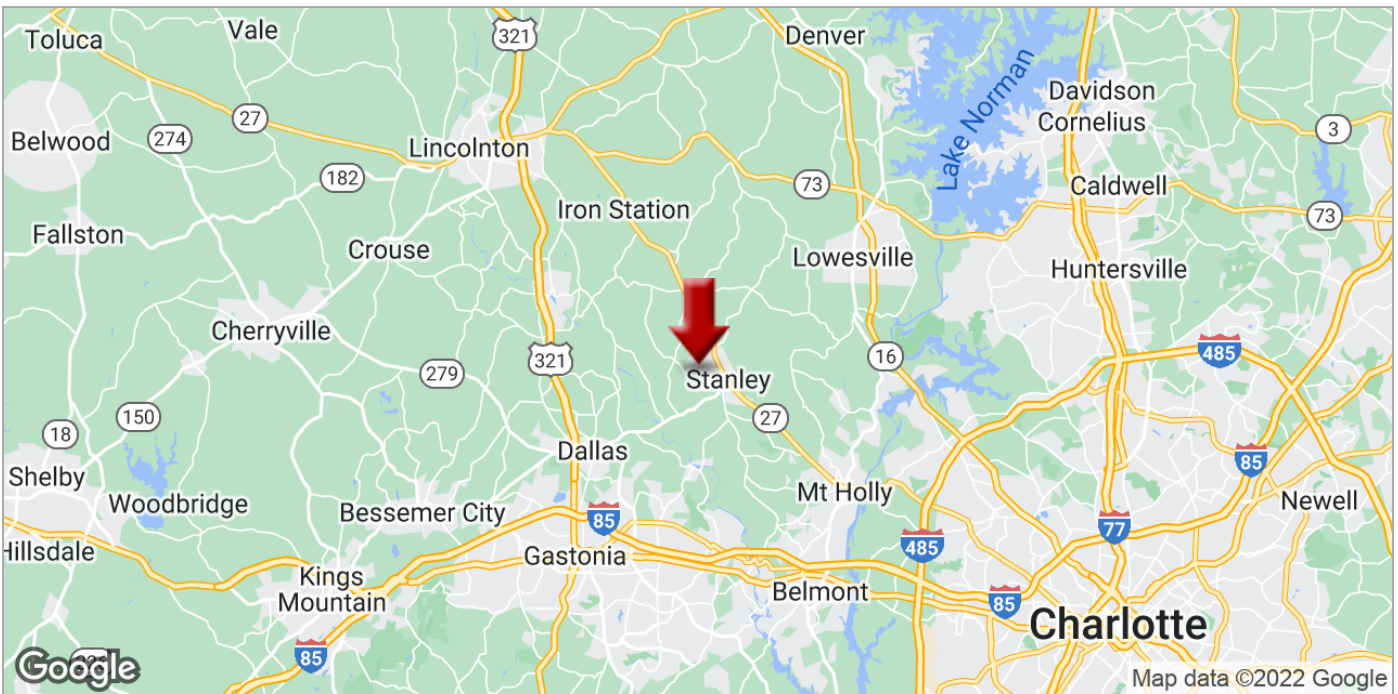




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