

Crane-Served Manufacturing Facility

1310 CHARLES RAPER JONAS, MOUNT HOLLY, NC 28120 (CHARLOTTE MSA)

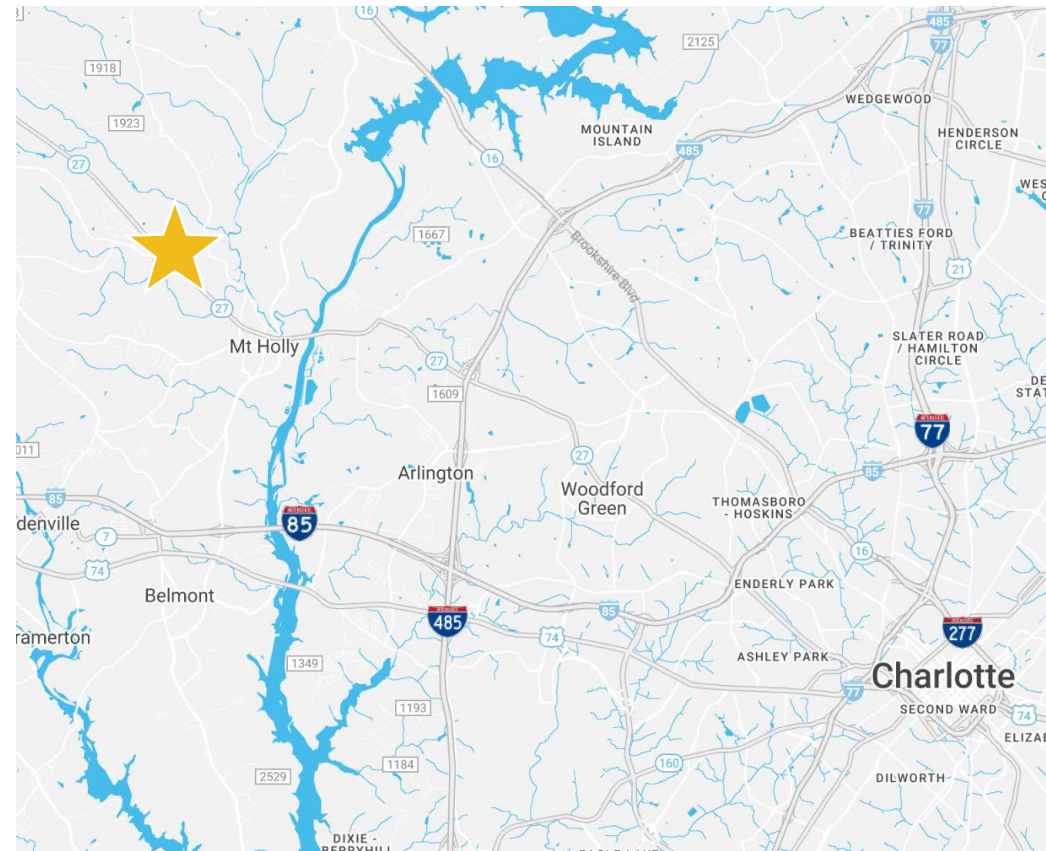


Property Highlights



+/- 176,603 SF industrial facility with attached two-story office building available for lease in Mount Holly, NC. The site allows outside storage, heavy power, and ample truck loading. At +/- 38,000 SF, the office building includes an open administration area, private offices, reception area, breakroom, and restrooms. The site is conveniently located 4.9 miles to I-85, 5.5 miles to I-485, and 10.3 miles to Charlotte Douglas International Airport.

Address	1310 Charles Raper Jonas Hwy Mount Holly, NC 28120
Availability	Available for Lease
Asset Class	Industrial
Warehouse Square Footage	+/- 176,603 SF
Office Square Footage	+/- 17,939 - 38,000 SF
Parking	Ample parking
Doors	(4) Dock-High Doors (4) Drive-In Doors
Column Spacing	40'x40', 40'x50', 40'x60'
Clear Height	20' - 36' Clear
Lighting	LED and double tube fluorescent
Power Specs	10,000 Amps (Two 5k Amp Services)
Sprinkler	100% Wet System - Density is .18/4,000, .29/3,000 and .34/3,800
Pricing	\$5.50/SF NNN



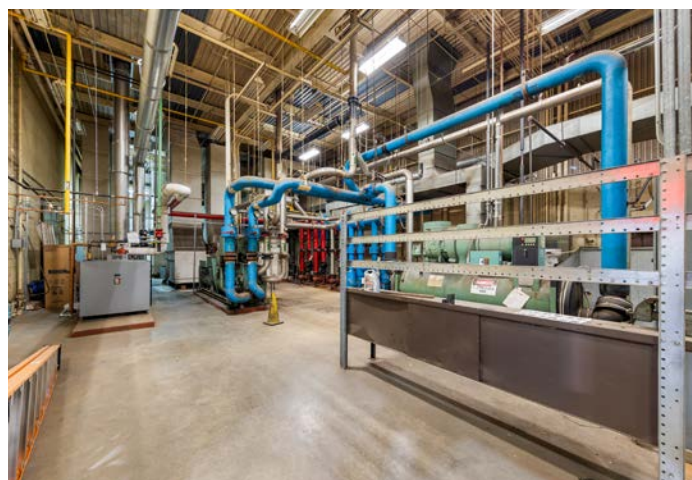
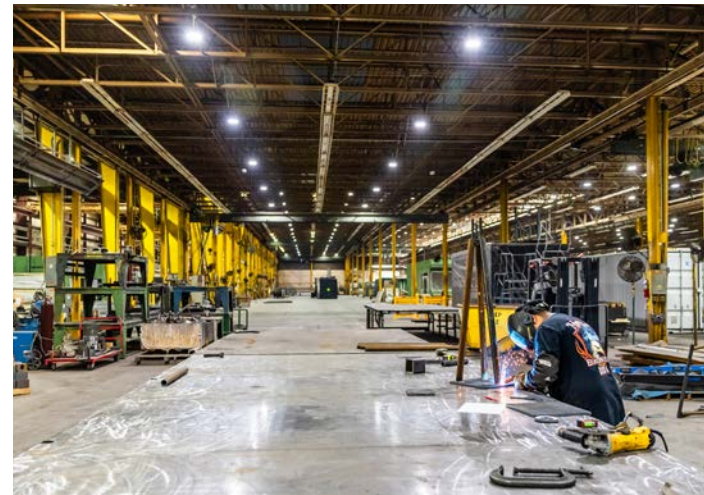
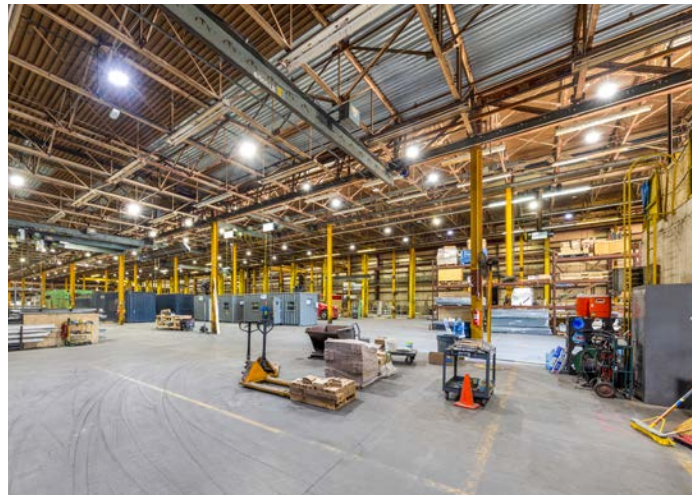
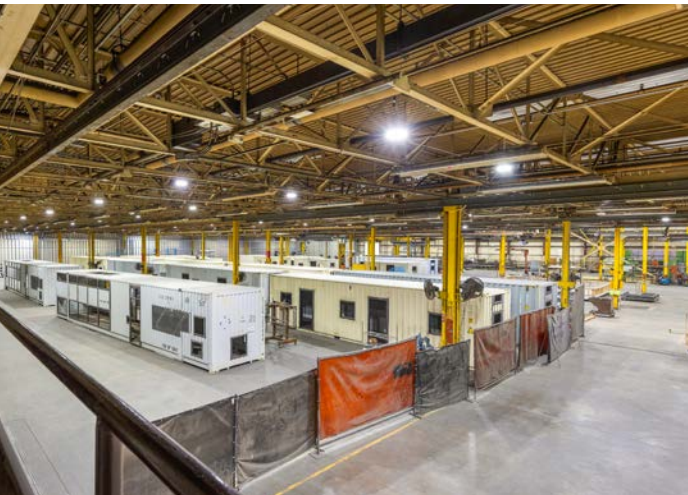
Conveniently located near all major interstates
I-85, I-485, I-77, and I-277

Available for Lease

**+/- 176,603 SF Industrial
+ 38,000 SF Office with
Ample Outside Storage**

Site Overview





Crane Stats

Bay	Crane #	Location	Capacity Ton	Under Hook Feet	Travel Feet	Travel Column
A-B	23	Polishing Out of Service	2	14	100	5.5-8
B-C	21	Machine Shop	2	14	720	2-19
	22	Machine Shop	2	14	720	2-19
	24	Paint/Degrease	3	14	720	2-19
	25	Paint/Degrease	3	14	720	2-19
C-D	16	Shipping	3	14	570	2-16
	17	Shipping/Supply	3	14	270	2-16
	18	Bullard	3	14	270	2-16
	19	Gray	3	14	150	6-19
	26	List Area	3	14	270	2-16
D-E	11	Max/Duane	3	14	570	2-16
	12	Wanye	3	14	570	2-16
	13	Christy	3	14	570	2-16
	14	G&L	3	14	570	2-16
	15	Mach Shop American	2	14	150	16-19
E-F	7	Carpenter Shop	5	22	360	2-11
	8	Fabrication	5	22	360	2-11
	9	Tony Automatic	5	22	360	2-11
	10	Prep.	3	14	160	11-15
F-G	1	Out of Service	5	22	360	2-11
	2	Ricky Plate Chamfl	5	22	360	2-11
	3	Richard Automatic	5	22	360	2-11
	4	Plate Rolls	5	22	360	2-11
	5	Prep	3	14	160	11-15
	6	Prep	3	14	160	11-15
G-H	27	Prep MG	3	14	160	11-15
	28	High Bay	5	14	360	2-11
	29	High Bay	5	14	360	2-11
	30	High Bay	15	30	390	1-11
	31	High Bay	15	30	390	1-11

Disclaimer: Some cranes may be inactive and may need maintenance to reactivate.

- 4.9 Mi I-85
- 5.5 Mi I-485
- 16.3 Mi I-77
- 10.3 Mi CLT Airport
- 15.6 Mi Charlotte CBD


Mt. Holly

125,000 VPD

108,000 VPD

86,500 VPD

Belmont

Charlotte
CBD



Charlotte Intermodal Facility
 \$92 Million Renovation - 300 Acres
 Capacity for 250,000 Annual Cargo Lifts, Loading Area, Storage Yard, Inbound & Outbound Drives, Maintenance Road, and Drop Zone

Market Overview



Contact for Details:

Brooks Whiteside

brooks@whitesidecre.com

M: (704) 763-9855

Thomas Hipp, SIOR

thomas@whitesidecre.com

M: (803) 608-2383

Daniel Marsha

daniel@whitesidecre.com

M: (803) 606-9553