

VACANT INDUSTRIAL | SALE/LEASE



SELLING PRICE \$4,950,000
LEASE RATE \$3.00 PSF NN

Opportunity

- Former Yarn Spinning Facility
- 180,000 square feet
- Office Space 5,500 square feet
- 17.62 Acres
- Heavy Electric Power 44 kV
- 90 Day Occupancy
- Fully Sprinklered
- York County Tax Parcel # 010-02-05-001

The Stump Corporation | office 704-332-3535
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

Randy Stump | 704-589-5529 cell | randy@stumpnet.com
John Stump | 704-231-3110 cell | john@stumpnet.com

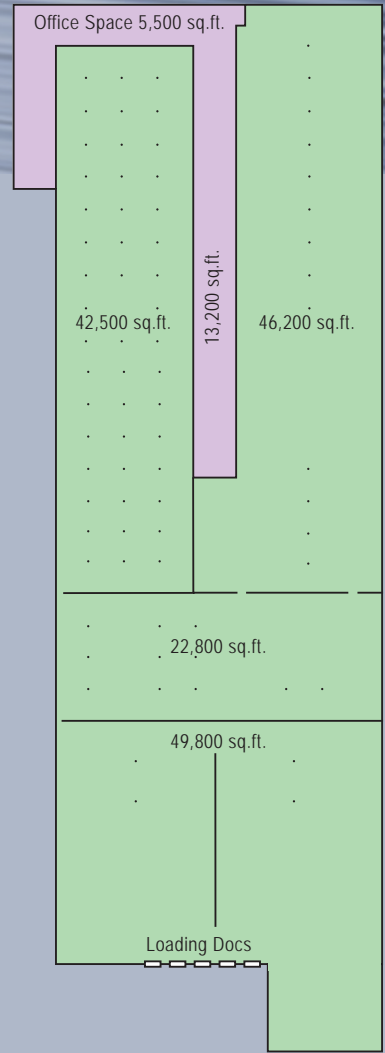
401 Guinn Street
Clover, SC
(York County)



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Clover, SC
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DUKE ENERGY 3410
Tuscarora Yarns Inc Clover
44 kV
401 Guinn Street
Clover, NC
29710



Highlights:

BUILDING SIZE	180,000	AGE	1948 - 1998
ACREAGE	17.62	CONDITION	Very good
OFFICE SPACE	5,500	WALLS	Brick & metal
CEILING HEIGHT	14' 6" - 20'	FLOORS	Concrete
TRUCK DOORS	5 Dock high	ROOF	BUR & metal
DIMENSIONS	240' x 750'	WATER	Municipal
BAY SPACING	24' x 26' & 30' x 60'	SEWER	Municipal
PARKING	100 Paved Spaces	ELECTRIC	Duke Energy
ZONING	Industrial (ID)	GAS	PNG
DATE AVAILABLE	90 days	SPRINKLER	100% wet
LAST USE	Yarn spinning	LIGHTING	Fluorescent
SELLING PRICE	\$4,950,000	A/C	Office
LEASE RATE	\$3.00 psf NN		



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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, leasing or other conditions, prior sale, prior lease or withdrawal without notice. All square footage (SF) and acreage amounts are estimates subject to verification. No liability of any kind is to be imposed on the Broker herein.