

217,626 SF Available

Former Manufacturing Facility

1841 Jack McKinney Road
Rutherfordton, NC 28139
Site #2212

±80,960 SF High Bay Warehouse Available for Immediate Occupancy



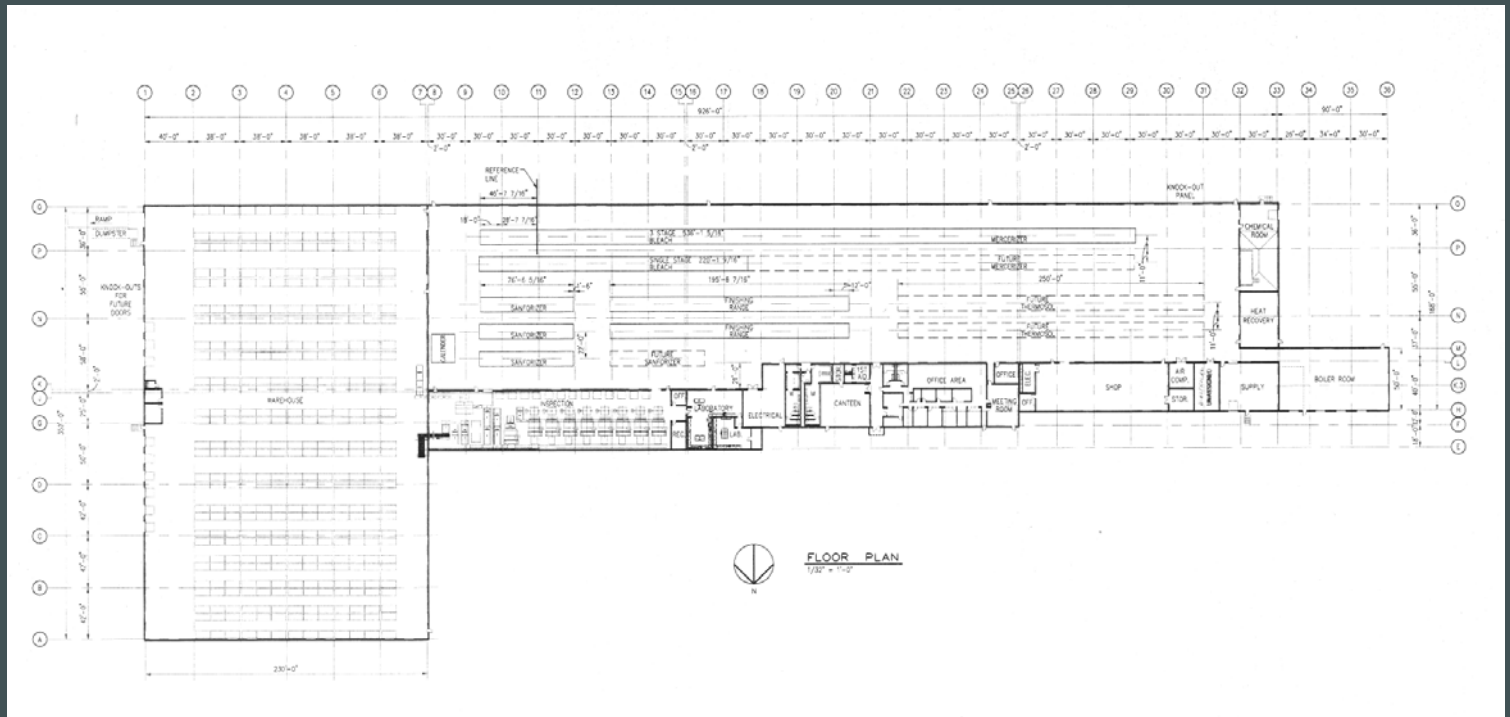
Sale Price: \$10,000,000

Lease Rate: \$3.95 PSF NNN

Contact Us

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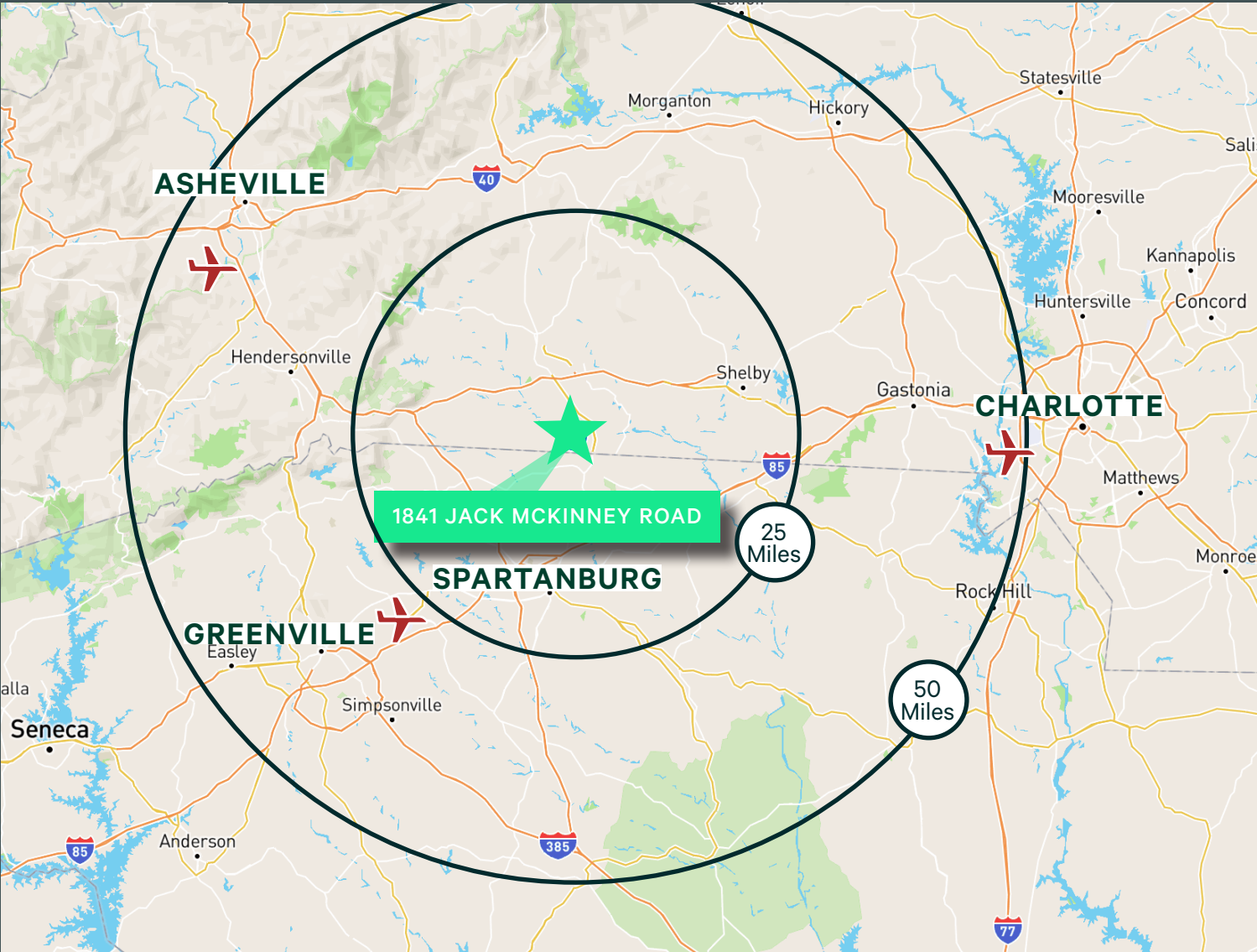


Property Details

- + 217,626 Total SF Available
- + Acres: 65.19
- + Warehouse - Move-in ready conferece/break room, office and restroom
- + Expansion pad available that can double the size of the building
- + Rutherford County Tax ID: 1649405
- + Year Built: 1994
- + Lighting to be upgraded to LED
- + Heavy power
- + Flooring:
 - 10" reinforced floors in the warehouse
 - 6" - 18" reinforced floors in the production area
- + ±9,379 SF of Office Space
- + ±3,840 SF Mezzanine
- + Warehouse Clear Height: 29'4" to 32'5"
- + Manufacturing Area Clear Height: 30'4" to 31'6"
- + 8" Reinforced floors in manufacturing area
- + 10 Dock doors and 3 Drive-in doors
- + Sprinkler: Ordinary Hazard
- + Reinforced concrete panel & steel building
- + Air ventilation throughout warehouse and manufacturing areas
- + Auto Parking: 121
- + Short term tenant vacating manufacturing area by August 2023
- + Economic incentives available
- + CAD file available
- + Utilities Available:
 - Electric: Duke Energy (with emergency generator)
 - Natural Gas: Dominion Energy
 - Main Size: 6"
 - Distribution Pressure: 60psi
 - Service Line Size: 6"
 - Water: BRWA
 - Main Size: 12"
 - Total System Capacity: 8 mgd
 - Excess System Capacity: 5 mgd
 - Total System Permitted Capacity: 8 mgd
 - Sewer: Septic to accommodate 120 employees
 - Telecommunications: AT&T

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For Sale or Lease



LOCATION	DISTANCE
Highway 221	3.4 Miles
I-85	15.9 Miles
I-26	16.6 Miles
Downtown Spartanburg	21.7 Miles
Inland Port Greer	33.3 Miles
GSP International Airport	34.4 Miles
Downtown Greenville	45.9 Miles
Asheville Regional Airport	48.3 Miles
Charlotte International Airport	65.0 Miles

	10 MILES	20 MILES	40 MILES
POPULATION	62,680	345,787	1,424,838
DAYTIME POPULATION	54,250	345,782	1,414,944
BUSINESSES	1,538	10,713	46,915
2021-2026 ANNUAL POPULATION GROWTH RATE	0.58%	0.84%	1.07%
AVERAGE HH INCOME	\$65,568	\$66,465	\$75,765
LABOR FORCE	28,168	150,078	649,519
BACHELORS DEGREE OR HIGHER	5,442	35,593	182,626

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	MANUFACTURING	WAREHOUSE	SPECIALTY: LAB
Square Footage	113,480	80,960	12,669
Column Spacing	55' x 30'	60' x 38'	N/A
Clear Height (Center & Eve)	30'4" to 31'6"	29'4" to 32'5"	10'
Doors	1 Drive-In	10 DHD & 2 Drive-In	N/A
Ordinary Hazard Sprinkler System	Yes	Yes	Yes

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