

# 3838

CHARLES RAPER JONAS HWY



**±70,000 SF of  
Industrial Space &  
±2.0 AC of IOS Space  
Available for Lease**



**CONTACT BROKERS FOR MORE INFORMATION**

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**AVISON  
YOUNG**

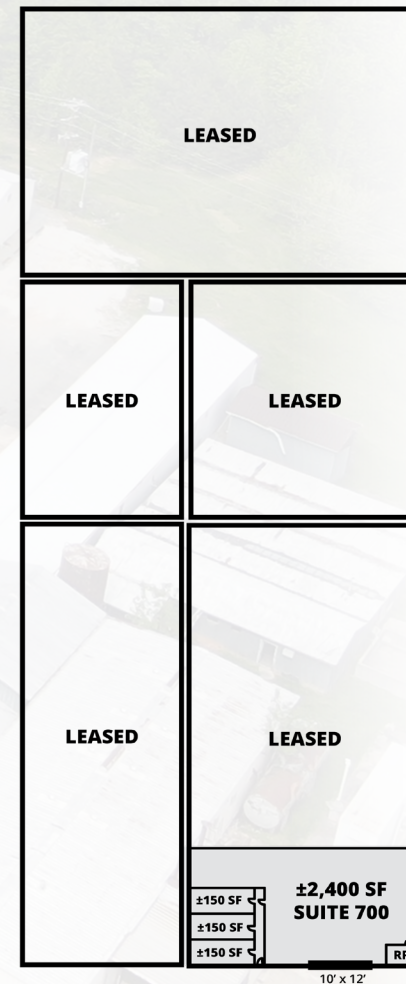
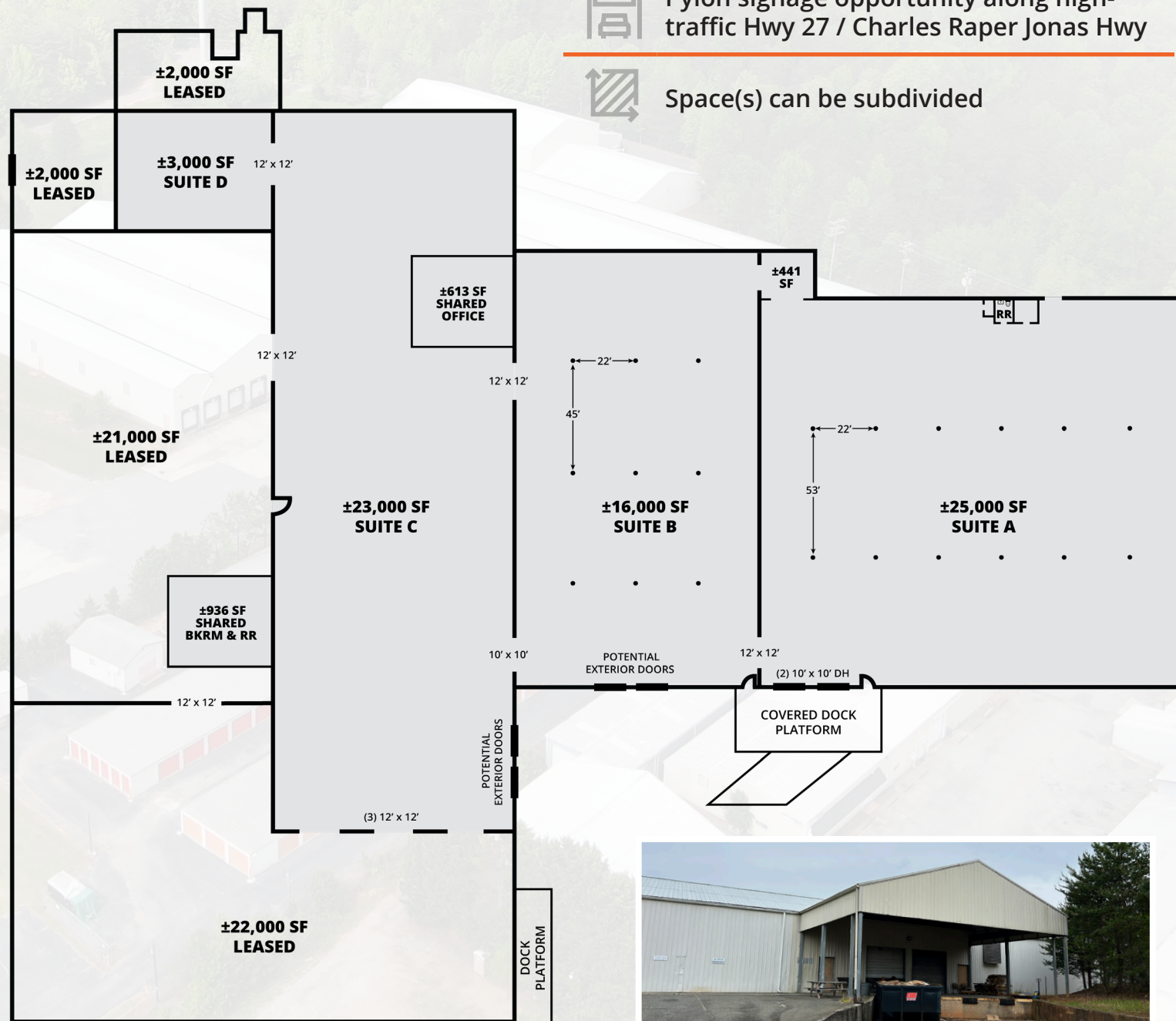
# INDUSTRIAL SPACE & IOS FOR LEASE

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

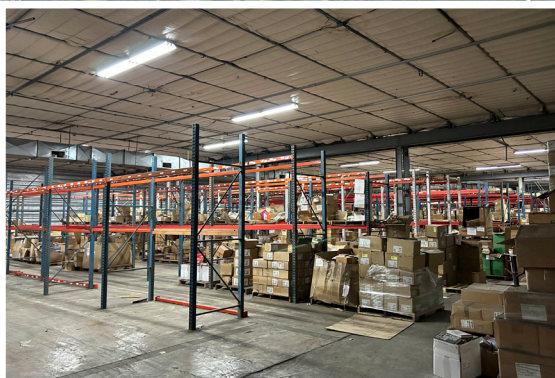


## Property details

<b>Total Available SF:</b>	±70,000 SF
<b>Available Suite (A):</b>	±25,000 SF
<b>Available Suite (B):</b>	±16,000 SF
<b>Available Suite (C):</b>	±23,000 SF
<b>Available Suite (D):</b>	±3,000 SF
<b>Available Suite (700):</b>	±3,000 SF
<b>Total IOS Lot Acreage:</b>	±2.0 AC
<b>Available IOS Lot (A):</b>	±1.6 AC
<b>Available IOS Lot (B):</b>	±0.4 AC
<b>Site Acreage:</b>	±9.28 AC
<b>Zoning:</b>	ID (Industrial)
<b>Clear Height:</b>	15'
<b>Dock High Doors:</b>	Two (2) 10' x 10' doors
<b>Lighting:</b>	Newly installed LED
<b>Power:</b>	450 amps
<b>HVAC:</b>	Partially conditioned
<b>Space Upgrades:</b>	Available per mutually agreeable terms

# LOCATION OVERVIEW

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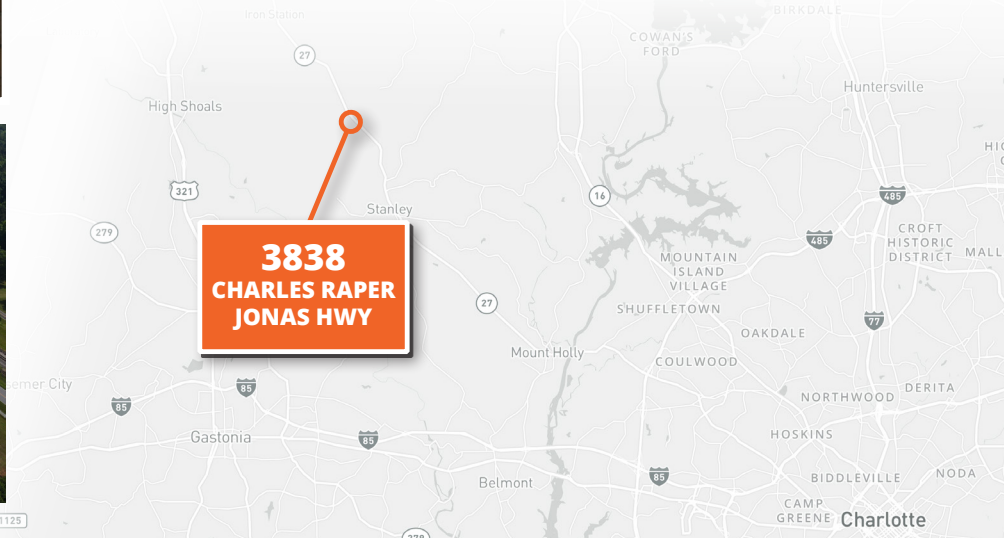
DOWNTOWN STANLEY  
2.4 miles



HIGHWAY 321  
7.6 miles



CHARLOTTE DOUGLAS  
INTERNATIONAL AIRPORT  
17.8 miles



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