



## **2377 US Highway 52 S**

2377 US Highway 52 S, Wadesboro, NC 28170



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# 2377 US Highway 52 S

\$9.10 /SF/YR

Industrial property suitable for warehouse, distribution and/or light manufacturing. Located directly on US Highway 52 South with gated and fenced yard...

- Excellent for Warehouse, Distribution or Light Manufacturing
- Highly Visible Location - Directly on Highway 52 South
- Gated and Fenced Yard
- 5 Loading Docks



|              |               |
|--------------|---------------|
| Rental Rate: | \$9.10 /SF/YR |
|--------------|---------------|

|                |            |
|----------------|------------|
| Property Type: | Industrial |
|----------------|------------|

|                   |               |
|-------------------|---------------|
| Property Subtype: | Manufacturing |
|-------------------|---------------|

|                         |            |
|-------------------------|------------|
| Rentable Building Area: | 103,918 SF |
|-------------------------|------------|

|             |      |
|-------------|------|
| Year Built: | 1968 |
|-------------|------|

|                 |               |
|-----------------|---------------|
| Rental Rate Mo: | \$0.76 /SF/MO |
|-----------------|---------------|

## 1st Floor

1

|                 |                 |
|-----------------|-----------------|
| Space Available | 3,300 SF        |
| Rental Rate     | \$9.10 /SF/YR   |
| Date Available  | Now             |
| Service Type    | [object Object] |
| Space Type      | Relet           |
| Space Use       | Flex            |
| Lease Term      | Negotiable      |

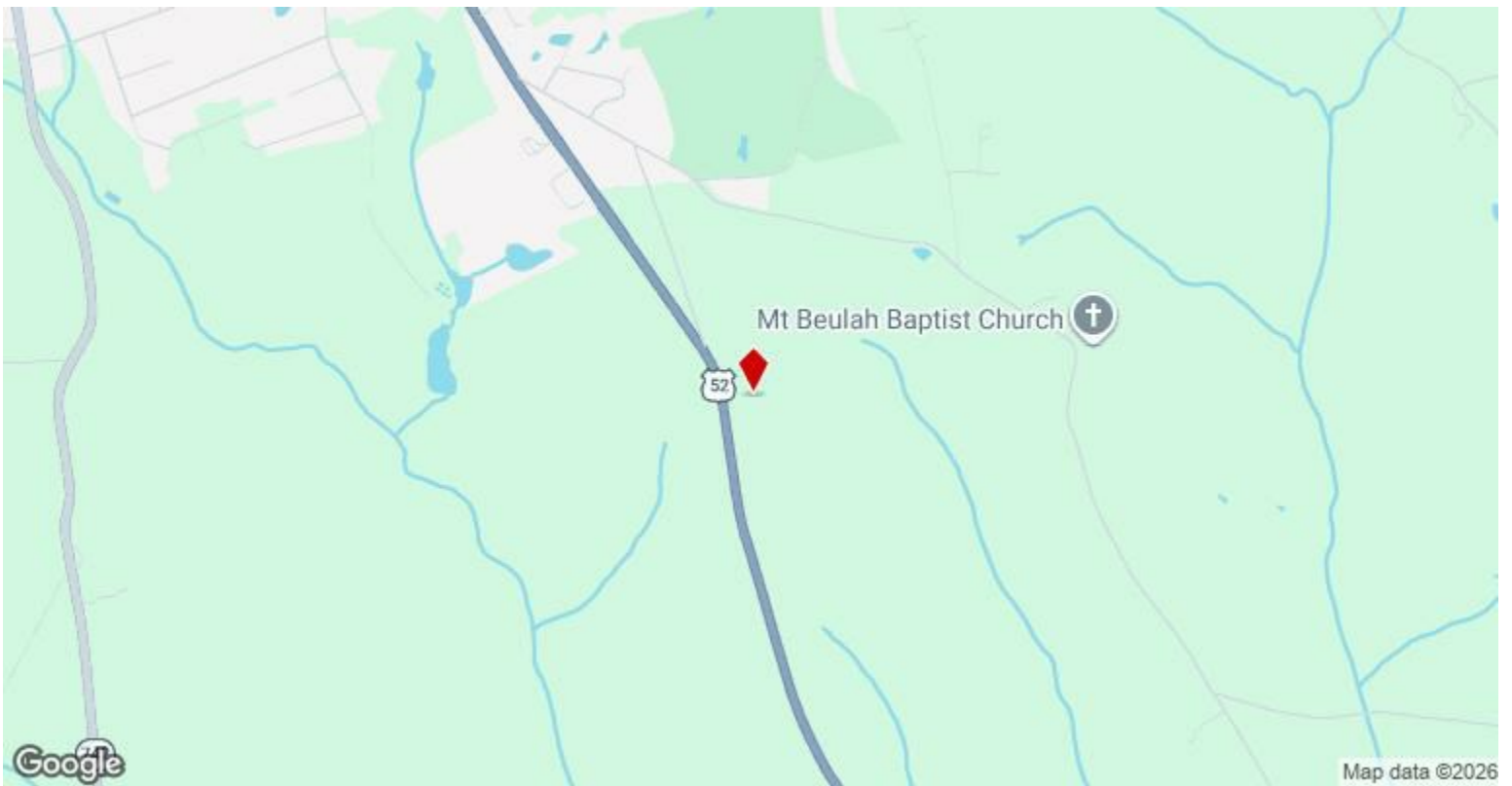
3,300 Square Feet of Flex space for lease in Wadesboro, NC. The space contains several rooms that can be used for offices, conference areas and light storage. There are 2 bathrooms with shower and a kitchenette also included. The price is \$2,500 per month.

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## Major Tenant Information

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| Tenant  | SF Occupied | Lease Expired |
|---------|-------------|---------------|
| Novipax | -           |               |



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# Property Photos



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Office/Flex Suite For Lease



Office/Flex Suite For Lease

# Property Photos



Building Photo



Building Photo

# Property Photos

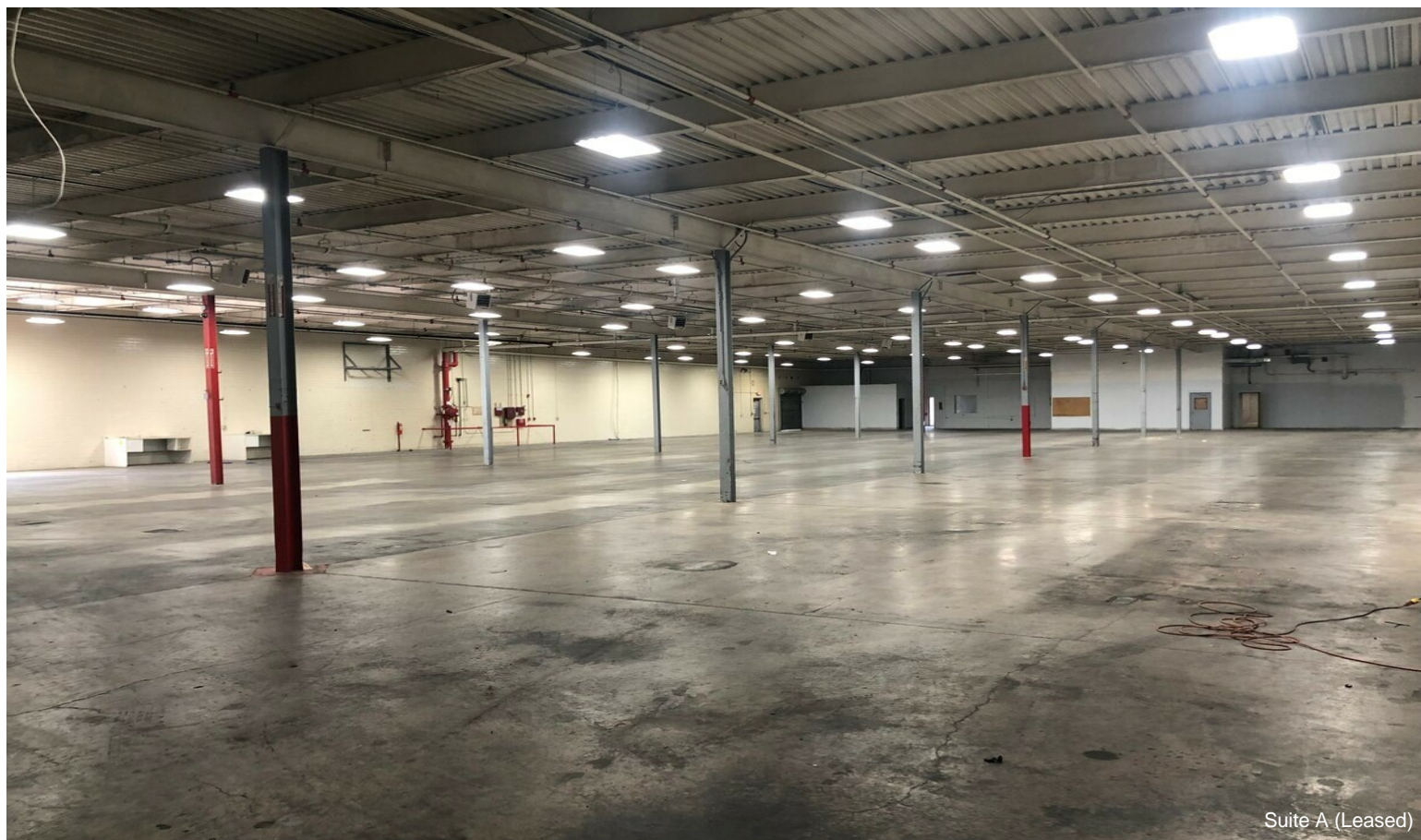


Interior Photo (Leased)

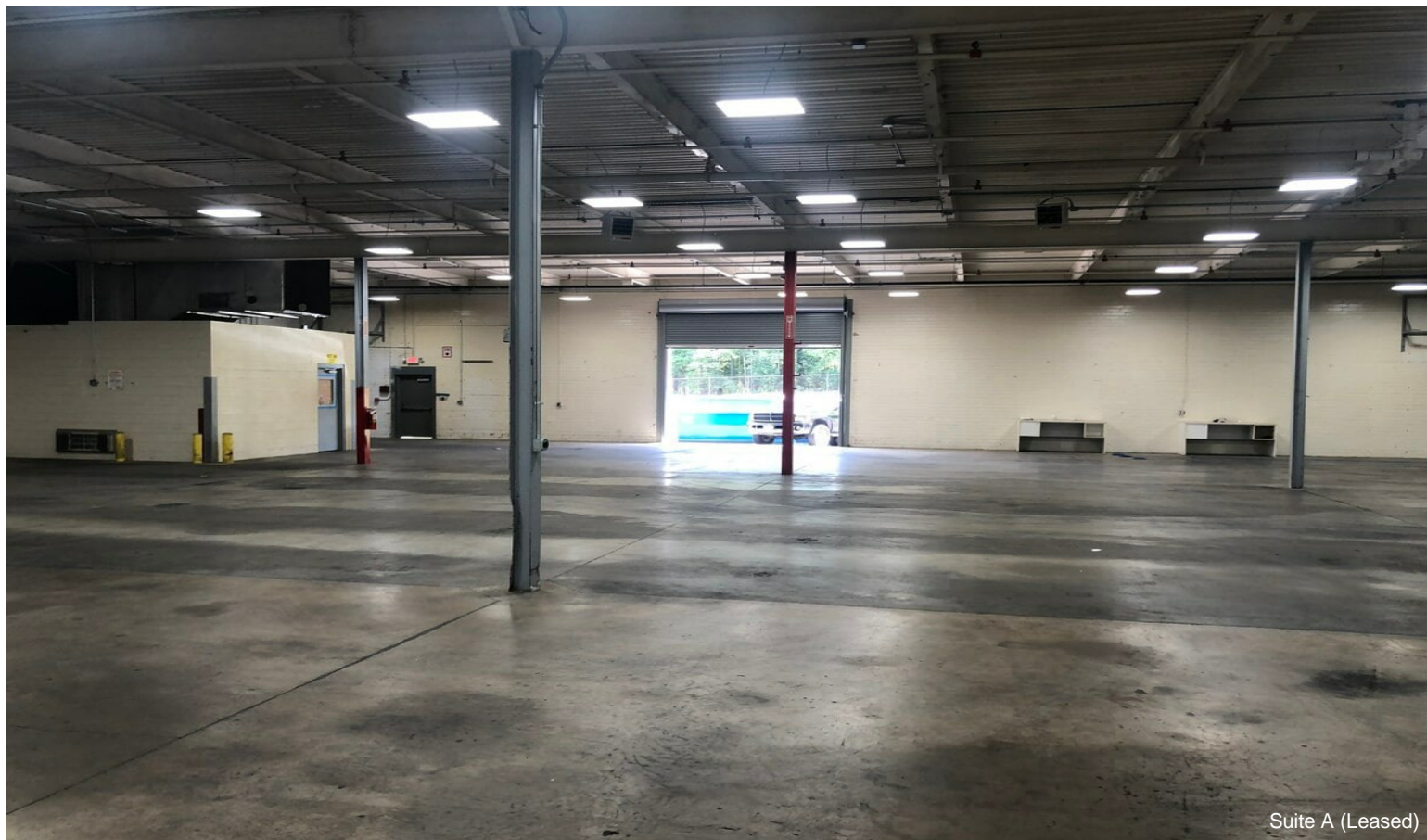


Suite A (Leased)

# Property Photos



Suite A (Leased)

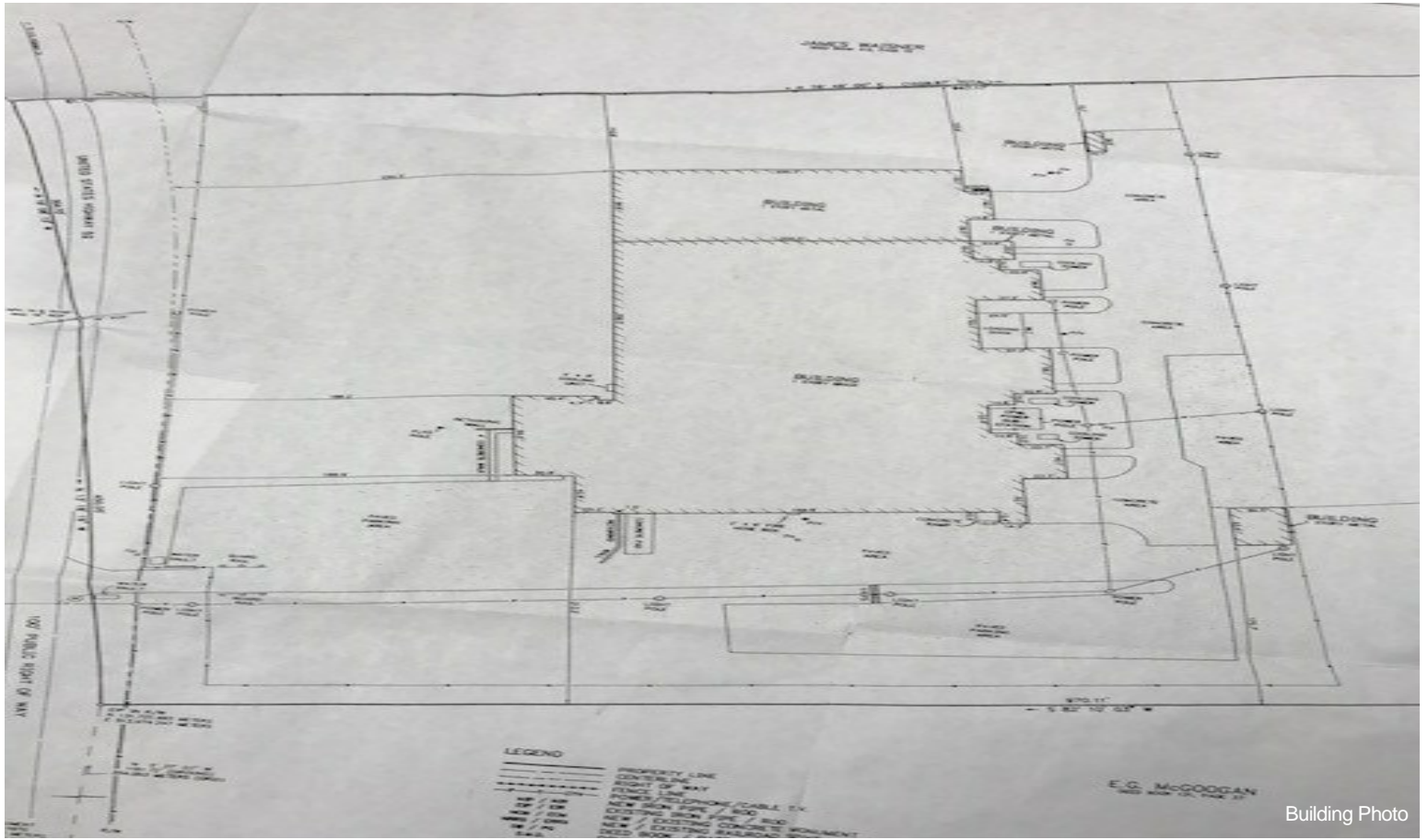


Suite A (Leased)

# Property Photos



# Property Photos



Building Photo