

WAREHOUSE FOR SALE OR LEASE

395 PUGH ROAD

CLINTON, NC 28328



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PROPERTY DESCRIPTION

±67,500 SF industrial warehouse building on 4.52 acres. Ideal uses are agricultural, equipment, or large material storage. 16' overhead drive in doors allow circular truck access through the building and dock access can be added. The building has a small warehouse manager office with bathroom.

- » Building dimensions 150' x 450'
- » Column spacing 50' x 25'
- » Three 16' x 16' ft drive-in doors (motorized)
- » Four 10' x 12' drive in doors
- » Clear Heights 23' ft to center and 20 ft to the eave
- » 400 Amp Power
- » Multiple Ventilation Fans
- » City water and Sewer
- » Sampson County PIN 12088288202
- » Available immediately

LOCATION

The property is located in Clinton, NC, close to downtown with city services and amenities. Approximately halfway between Raleigh and Wilmington, providing a one hour drive to either metro and 30 minute drive to I-95/I-40 interchange.

SALE PRICE/LEASE RATE

- » Sale Price: \$1,485,000
- » Lease Rate: \$3.50 SF/yr NNN



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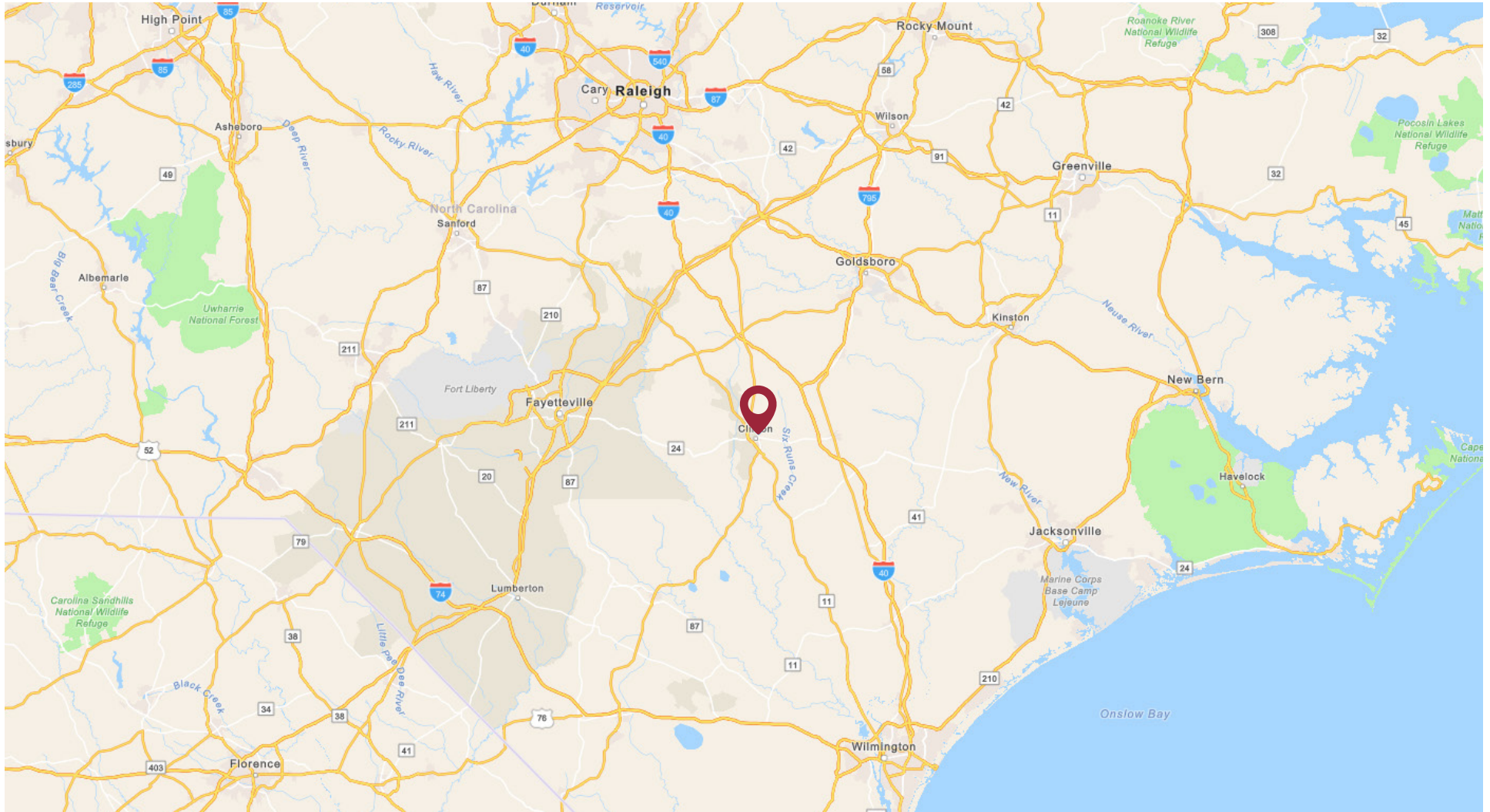
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