



SELLING PRICE NEGOTIABLE
LEASE RATE \$2.45/SF/YEAR NET3

Clean, open and highly functional facility with good access to I-40. New 20 year 60 mil TPO roof, LED motion lights and all impediments to ceiling height removed. Large yard and parking lot for lay-down area. Fully fenced and secure. Best space for the price anywhere in Eastern North Carolina!

Opportunity

- 243,337 sf on 34.32 acres
- 2,500 sf of office space
- 17' to 18' Manufacturing ceiling height
20' to 24' Warehouse ceiling height

The Stump Corporation | office 704-332-3535

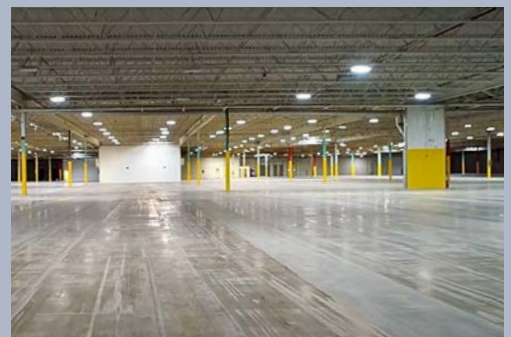
Robert Dunn | 828-443-5954

Randy Stump | 704-589-5529

John Stump | 704-231-3110

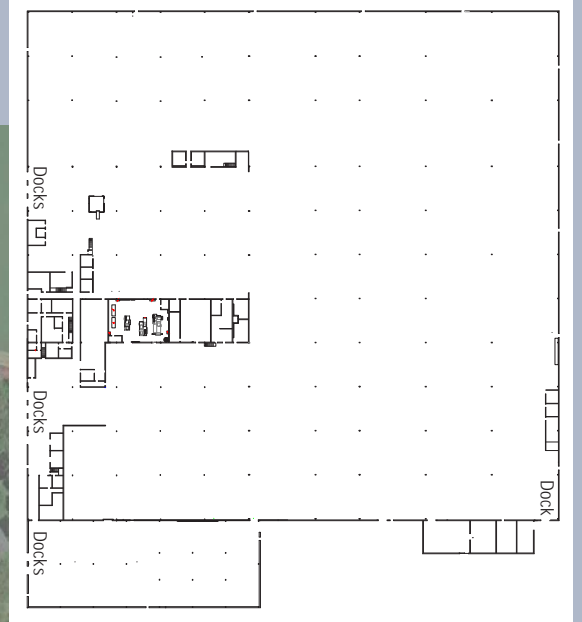
831 East Morehead Street, Suite 440 | Charlotte, NC 28202

326 Lyman Rd
Beulaville, NC
(Duplin County)





326 Lyman Rd
Beulaville, NC



Highlights:

BUILDING SIZE	243,337
ACREAGE	34.32
OFFICE SPACE	2,500
CEILING HEIGHT	18', 20', 24'
TRUCK DOORS	7 Dock High, 1 Drive-in
DIMENSIONS	460' x 480'
BAY SPACING	30' x 30'; 30' x 40'; 40' x 40'
PARKING	200 Paved
ZONING	M-1 Manufacturing
DATE AVAILABLE	January 2020
LAST USE	Manufacturing and Distribution
SELLING PRICE	Negotiable
LEASE RATE	\$2.45/SF/Year Net3

AGE	1968, renovated 2020
CONDITION	Excellent
WALLS	Pre-cast concrete
FLOORS	Concrete
ROOF	BUR, Metal
WATER	12" Town of Beulaville
SEWER	Town of Beulaville
ELECTRIC	Duke/Progress 800 Amps 480/240V
GAS	NA
HEAT	Electric, Gas Force Air
SPRINKLER	100% Wet
LIGHTING	LED Motion Lights
A/C	Offices

STUMP

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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.