



INDUSTRIAL PROPERTY FOR LEASE

LEASE OVERVIEW

AVAILABLE | ENTIRE PROPERTY

LEASE PRICE | \$7,000 PER MONTH

LEASE TYPE | NNN

SQUARE FEET | 19,425 +/- SF

PARCEL ID | 00054645

ZONING | HEAVY INDUSTRIAL (HI)

Strategically located in Aberdeen on Hwy 15-501 near the intersection with NC Hwy 211, this versatile industrial property offers excellent access—just 0.3 miles from US 1/S Sandhills Blvd and 0.6 miles from NC 5. Zoned Heavy Industrial (HI), the site includes approximately +/- 4,640 SF of heated space within a total of +/- 19,425 SF. The interior layout features a front office, a central sewing/work room, and four warehouse areas at the rear. Functional highlights include a dock-high door, a drive-in door, and ample on-site parking, making it a strong fit for a range of industrial users.

GEORGE MANLEY
NC BROKER
C: 910.603.8395
GEORGE@CSGNC.COM

CAROLINA SUMMIT GROUP
390 SW Broad Street, Suite B
Southern Pines, NC 28387
910.684.5353
carolinasummitgroup.com

HOLLY BELL
NC BROKER
C: 910.690.1065
HOLLY@CSGNC.COM

PHOTOS

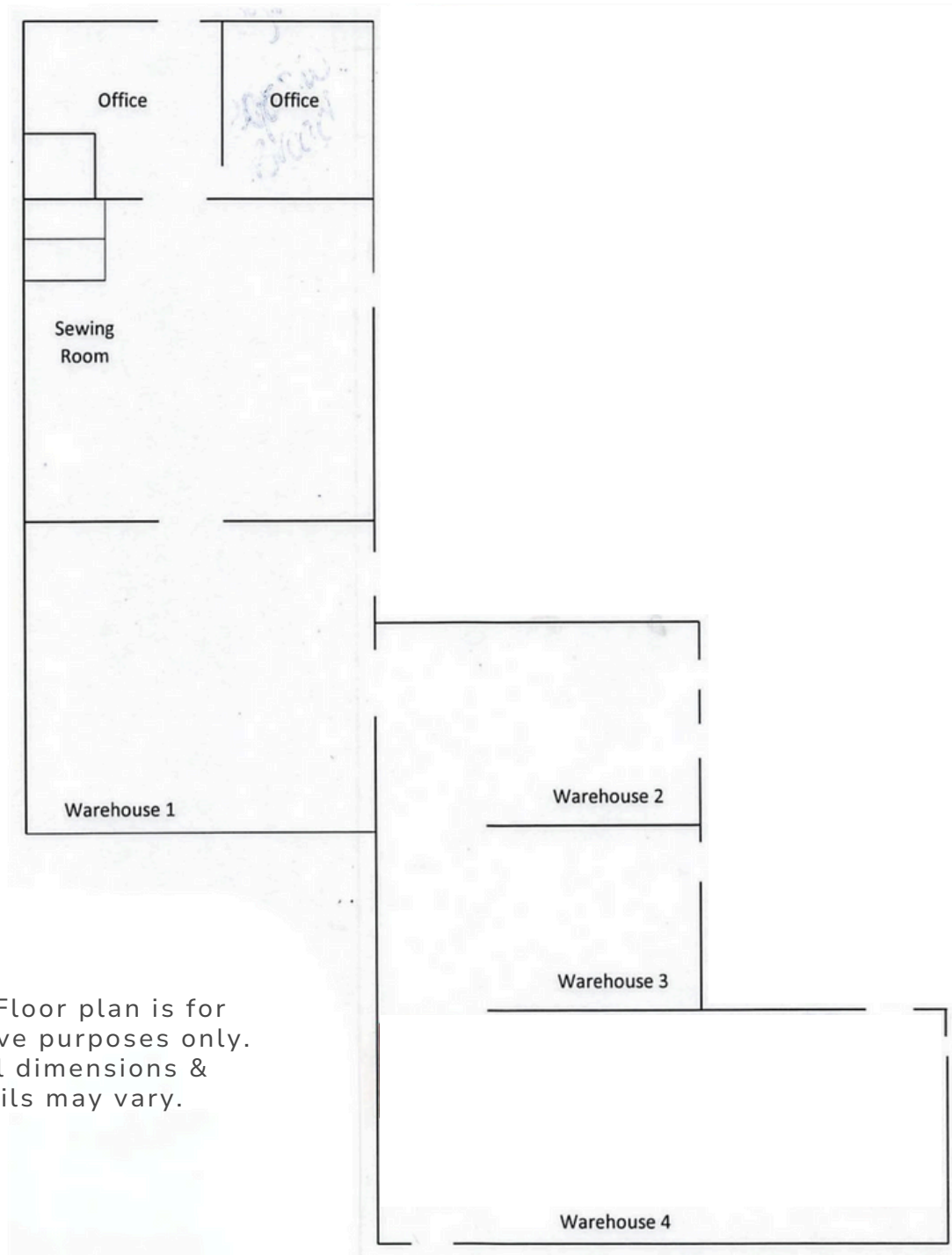


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FLOOR PLAN



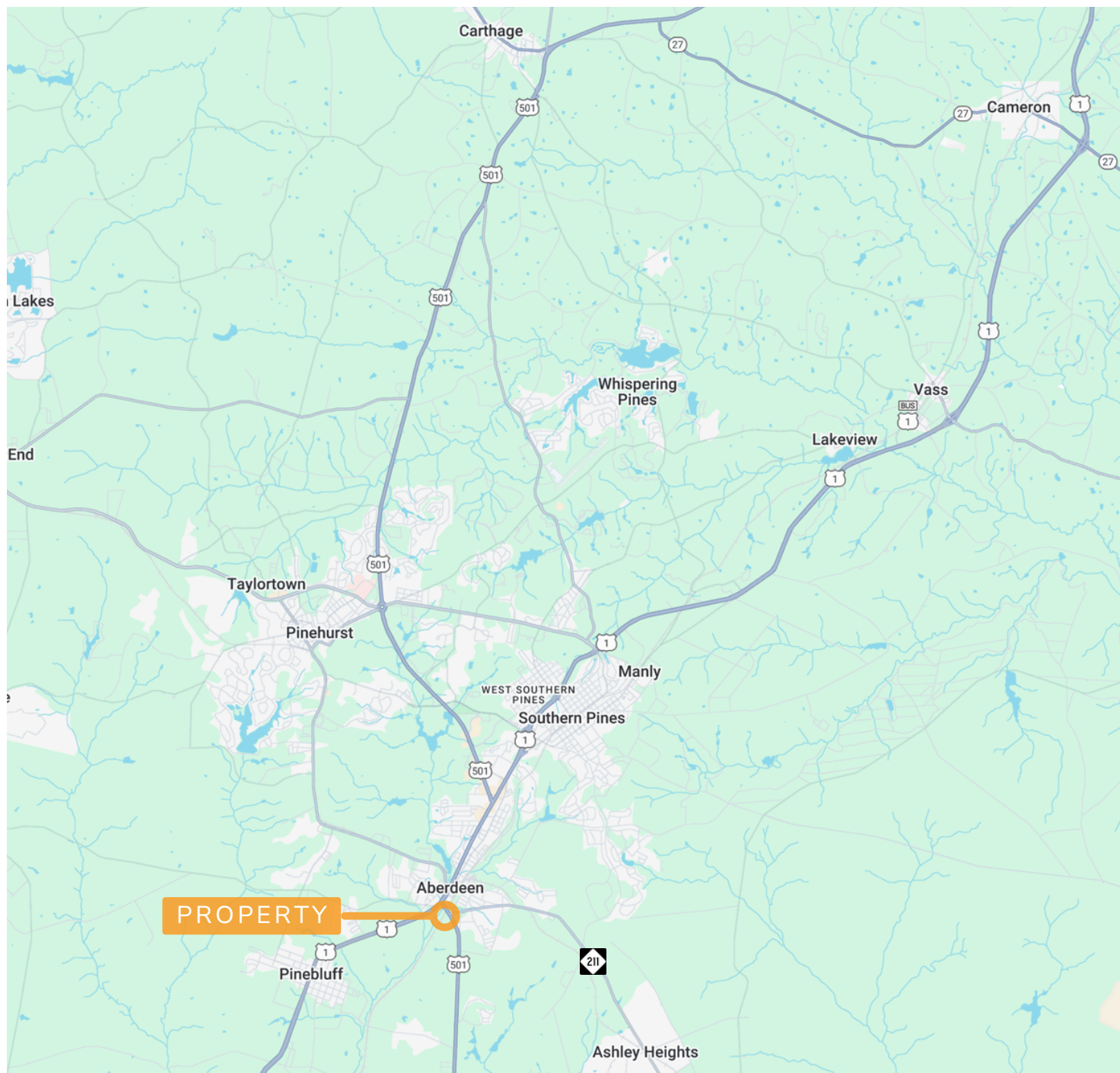
NOTE: Floor plan is for illustrative purposes only. Actual dimensions & details may vary.

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LOCATION MAP



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