

# 1310 Charles Raper Jonas Hwy

CHARLOTTE, NC MSA (MOUNT HOLLY)



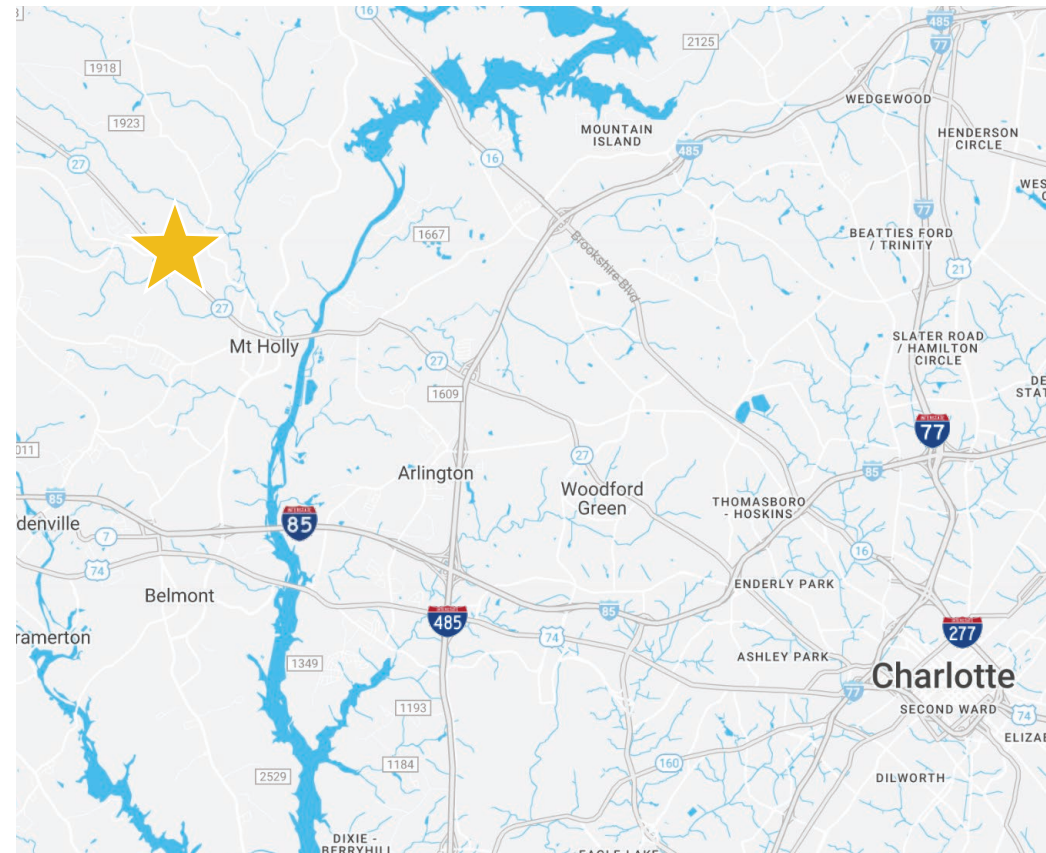


# Property Highlights



+/- 199,402 SF industrial facility with attached two-story office building available for lease in Mount Holly, NC. The site allows outside storage, heavy power, and ample truck loading. At +/- 38,000 SF, the office building includes an open administration area, private offices, reception area, breakroom, and restrooms. The site is conveniently located 4.9 miles to I-85, 5.5 miles to I-485, and 10.3 miles to Charlotte Douglas International Airport.

|                       |  |
|-----------------------|--|
| <b>Address</b>        | 1310 Charles Raper Jonas Hwy<br>Mount Holly, NC 28120  |
| <b>Availability</b>   | Available for Lease  |
| <b>Asset Class</b>    | Industrial   |
| <b>Square Footage</b> | +/- 241,190 SF Total Plant Area<br>+/- 199,402 SF Industrial + 38,000 SF Office<br>Available For Lease |
| <b>Parking</b>        | Ample parking  |
| <b>Doors</b>          | (4) Dock-High Doors<br>(4) Drive-In Doors  |
| <b>Column Spacing</b> | 40'x40', 40'x50', 40'x60'  |
| <b>Clear Height</b>   | 20' - 36' Clear  |
| <b>Lighting</b>       | LED and double tube fluorescent  |
| <b>Power Specs</b>    | 10,000 Amps (Two 5k Amp Services)  |
| <b>Sprinkler</b>      | 100% Wet System - Density is .18/4,000,<br>.29/3,000 and .34/3,800                                     |
| <b>Pricing</b>        | Call for Details   |



Conveniently located near all major interstates  
**I-85, I-485, I-77, and I-277**



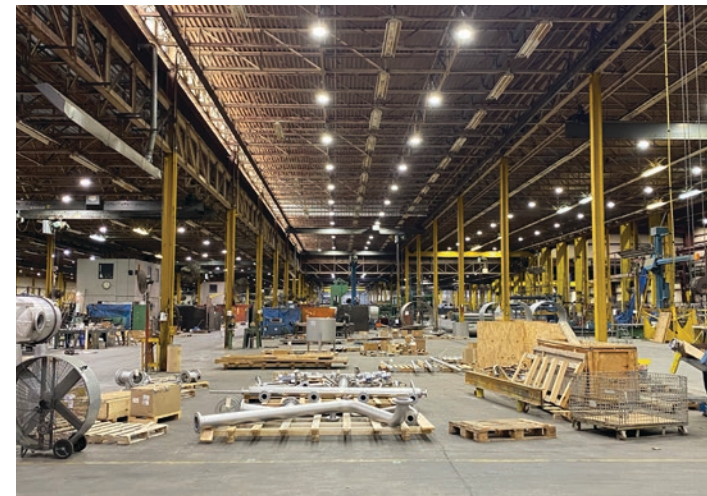
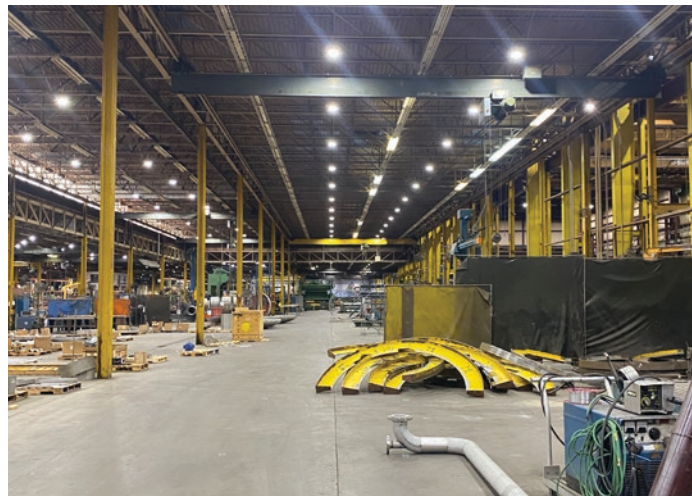
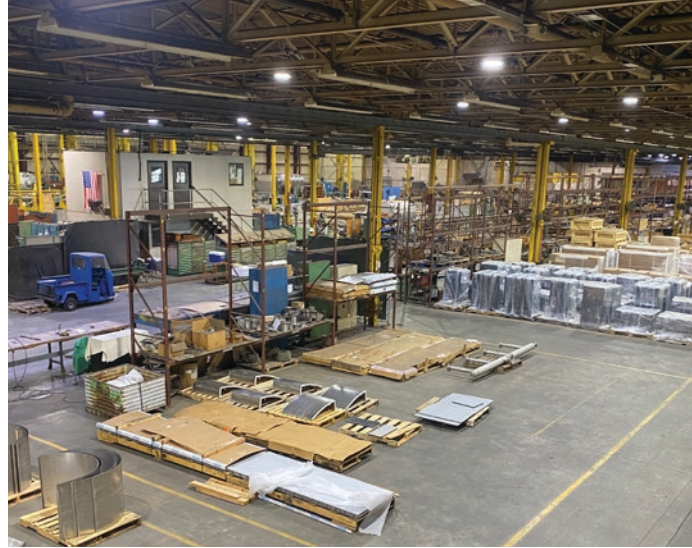


**Available for Lease**

+/- 199,402 SF Industrial  
+ 38,000 SF Office with  
Ample Outside Storage

Site Overview





Property Photos



# Crane Reports

| Bay | Crane # | Location                 | Capacity Ton | Under Hook Feet | Travel Feet | Travel Column |
|-----|---------|--------------------------|--------------|-----------------|-------------|---------------|
| A-B | 23      | Polishing Out of Service | 2            | 14              | 100         | 5.5-8         |
| B-C | 21      | Machine Shop             | 2            | 14              | 720         | 2-19          |
|     | 22      | Machine Shop             | 2            | 14              | 720         | 2-19          |
|     | 24      | Paint/Degrease           | 3            | 14              | 720         | 2-19          |
|     | 25      | Paint/Degrease           | 3            | 14              | 720         | 2-19          |
| C-D | 16      | Shipping                 | 3            | 14              | 570         | 2-16          |
|     | 17      | Shipping/Supply          | 3            | 14              | 270         | 2-16          |
|     | 18      | Bullard                  | 3            | 14              | 270         | 2-16          |
|     | 19      | Gray                     | 3            | 14              | 150         | 6-19          |
|     | 26      | List Area                | 3            | 14              | 270         | 2-16          |
| D-E | 11      | Max/Duane                | 3            | 14              | 570         | 2-16          |
|     | 12      | Wanye                    | 3            | 14              | 570         | 2-16          |
|     | 13      | Christy                  | 3            | 14              | 570         | 2-16          |
|     | 14      | G&L                      | 3            | 14              | 570         | 2-16          |
|     | 15      | Mach Shop American       | 2            | 14              | 150         | 16-19         |
| E-F | 7       | Carpenter Shop           | 5            | 22              | 360         | 2-11          |
|     | 8       | Fabrication              | 5            | 22              | 360         | 2-11          |
|     | 9       | Tony Automatic           | 5            | 22              | 360         | 2-11          |
|     | 10      | Prep.                    | 3            | 14              | 160         | 11-15         |
| F-G | 1       | Out of Service           | 5            | 22              | 360         | 2-11          |
|     | 2       | Ricky Plate Chamfl       | 5            | 22              | 360         | 2-11          |
|     | 3       | Richard Automatic        | 5            | 22              | 360         | 2-11          |
|     | 4       | Plate Rolls              | 5            | 22              | 360         | 2-11          |
|     | 5       | Prep                     | 3            | 14              | 160         | 11-15         |
|     | 6       | Prep                     | 3            | 14              | 160         | 11-15         |
| G-H | 27      | Prep MG                  | 3            | 14              | 160         | 11-15         |
|     | 28      | High Bay                 | 5            | 14              | 360         | 2-11          |
|     | 29      | High Bay                 | 5            | 14              | 360         | 2-11          |
|     | 30      | High Bay                 | 15           | 30              | 390         | 1-11          |
|     | 31      | High Bay                 | 15           | 30              | 390         | 1-11          |



- 4.9 Mi I-85
- 5.5 Mi I-485
- 16.3 Mi I-77
- 10.3 Mi CLT Airport
- 15.6 Mi Charlotte CBD

  
Mt. Holly

125,000 VPD

108,000 VPD

86,500 VPD

Belmont

Charlotte  
CBD



**Charlotte Intermodal Facility**  
 \$92 Million Renovation - 300 Acres  
 Capacity for 250,000 Annual Cargo Lifts, Loading Area, Storage Yard, Inbound & Outbound Drives, Maintenance Road, and Drop Zone

# Market Overview





Contact for Details:

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