

## NEWTON INDUSTRIAL FACILITY | SALE/LEASE



**SELLING PRICE \$2,700,000**  
**LEASE RATE 3.75 PSF NNN**

## Opportunity

- 76,000 SF  
Building sizes - a) 20,000 sf, b) 6,000 sf, c) 16,000 sf  
d) 12,000 sf, e) 22,000 sf
- 24.97 acres
- Office Space 1,460 sf
- Ceiling heights primarily 20'-24'
- 2,500 amps, 120/208 volt
- 2 transformers
- 5 Industrial Buildings
- 27 Drive in Doors
- Approximately 1 hour to Charlotte, NC

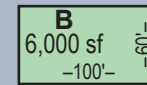
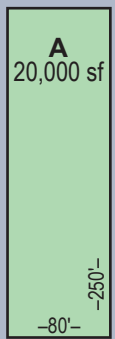
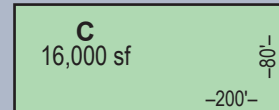
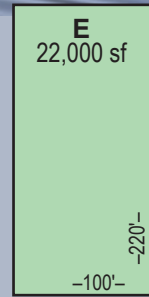
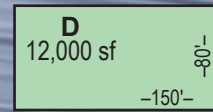
**2815 Woodtech Drive**  
Newton, NC  
(Catawba County)



The Stump Corporation | office 704-332-3535  
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

**Randy Stump** | 704-589-5529 cell | randy@stumpnet.com  
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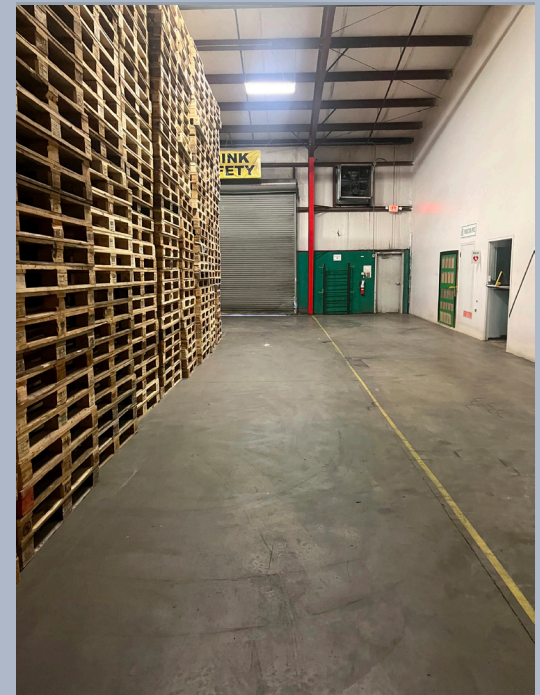
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Newton, NC



## Highlights:

<b>Building Size</b>	76,000 SF
<b>Dimensions</b>	a) 250' x 80' b) 100' x 60' c) 80' x 200' d) 150' x 80' e) 220' x 100'
<b>Acreage</b>	24.97
<b>Office Space</b>	1.460
<b>Primary Ceiling Height</b>	20'-24'
<b>Truck Doors</b>	2 Dock High Doors, 23 Drive in Doors
<b>Bay Spacing</b>	Primarily Clear Span
<b>Parking</b>	20 Paved Spaces (Expandable)
<b>Zoning</b>	321-ED(I)
<b>Date Available</b>	Immediately
<b>Last Use</b>	Pallet Manufacturing and Supply

<b>Selling Price</b>	\$2,700,000
<b>Lease Rate</b>	3.75 PSF NNN
<b>Age</b>	2007
<b>Condition</b>	Excellent
<b>Walls</b>	Metal
<b>Floors</b>	Concrete
<b>Roof</b>	Metal
<b>Water</b>	Municipal
<b>Sewer</b>	Municipal
<b>Electric</b>	Duke Energy, 2500 amps
<b>Gas</b>	Propane
<b>Heat</b>	None
<b>Sprinkler</b>	100% Wet
<b>Lighting</b>	LED
<b>A/C</b>	Office



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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.