

INDUSTRIAL FOR SALE & LEASE

500 Hovis Road, Stanley, NC 28164



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
AVAILABLE SF:	30,000 - 134,000 SF
LEASE RATE:	\$3.50 SF/yr (MG)
LOT SIZE:	13.5 acres
YEAR BUILT:	1952
BUILDING SIZE:	134,000 SF
ZONING:	M-1
MARKET:	Industrial

PROPERTY OVERVIEW

Large industrial building currently operating as a sheet metal fabricator located northwest of Charlotte in Stanley, NC. Business is available for sale in addition to the building.

PROPERTY HIGHLIGHTS

- Space features 9,768 s.f. of basement
- Ceiling heights from 12' - 22'
- 2,400 s.f. of service garage
- 5" - 6" concrete floors
- 10" floors in the basement
- 125' deep asphalt truck court
- Updated lighting throughout
- Optional equipment includes Environmental Air Cleaning System and Catalytic Fume Incinerator.

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Suite 200
Charlotte, NC 28277

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Primary Photo



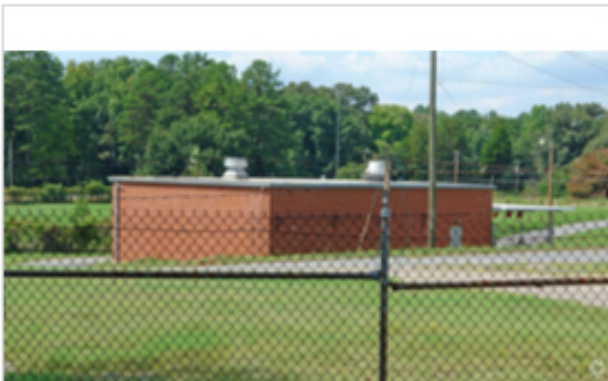
Building Photo



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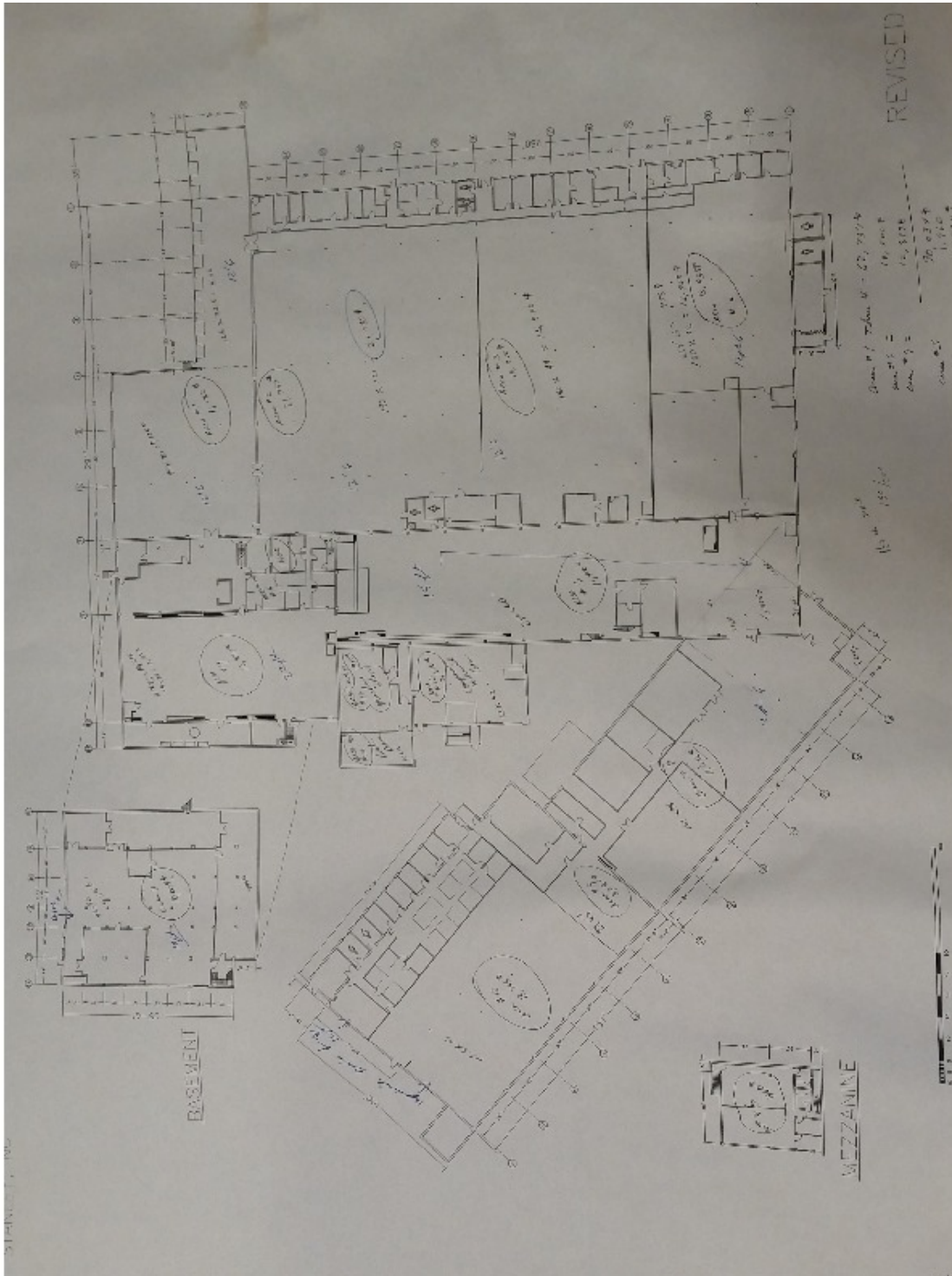
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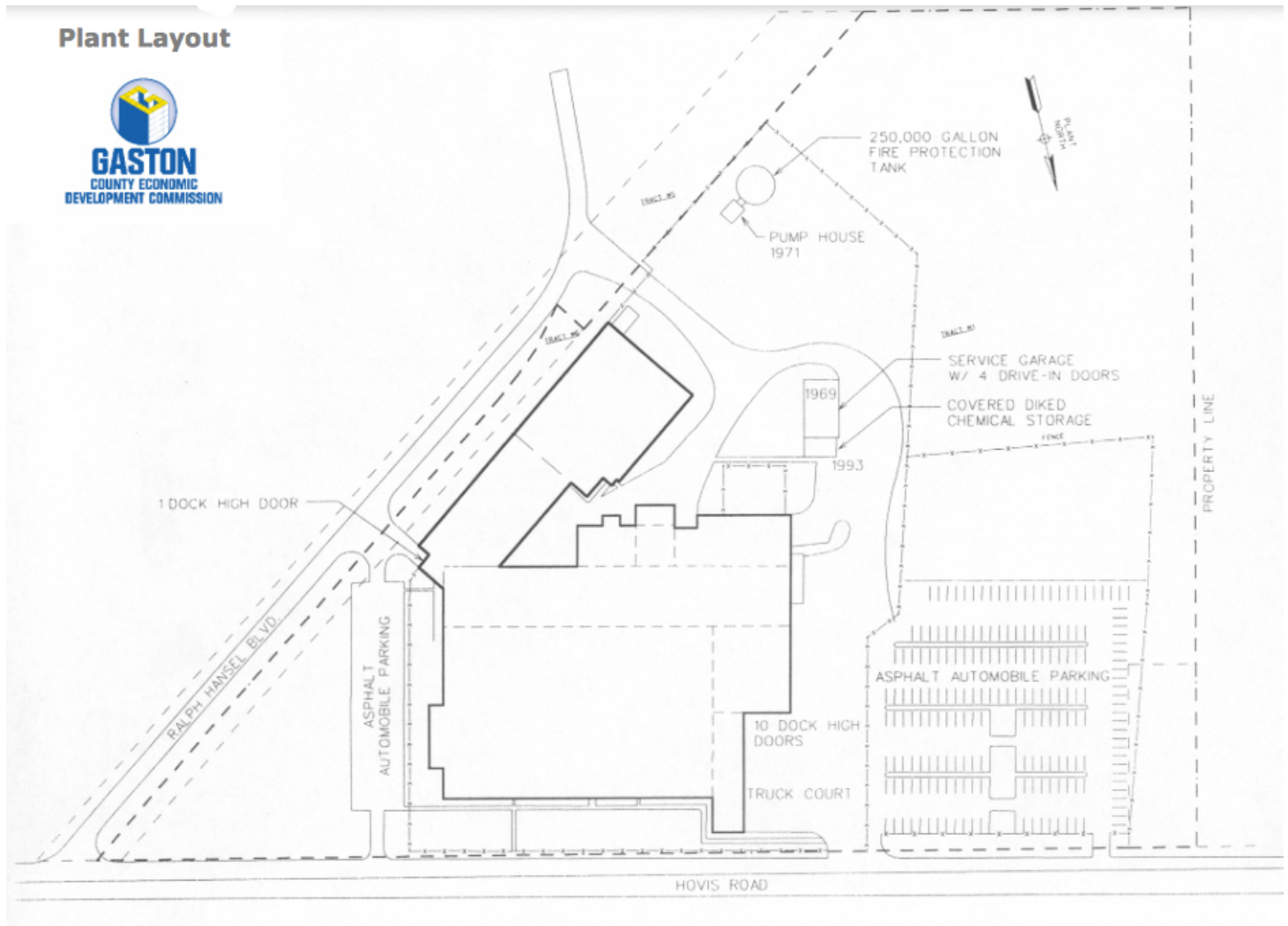
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Plant Layout



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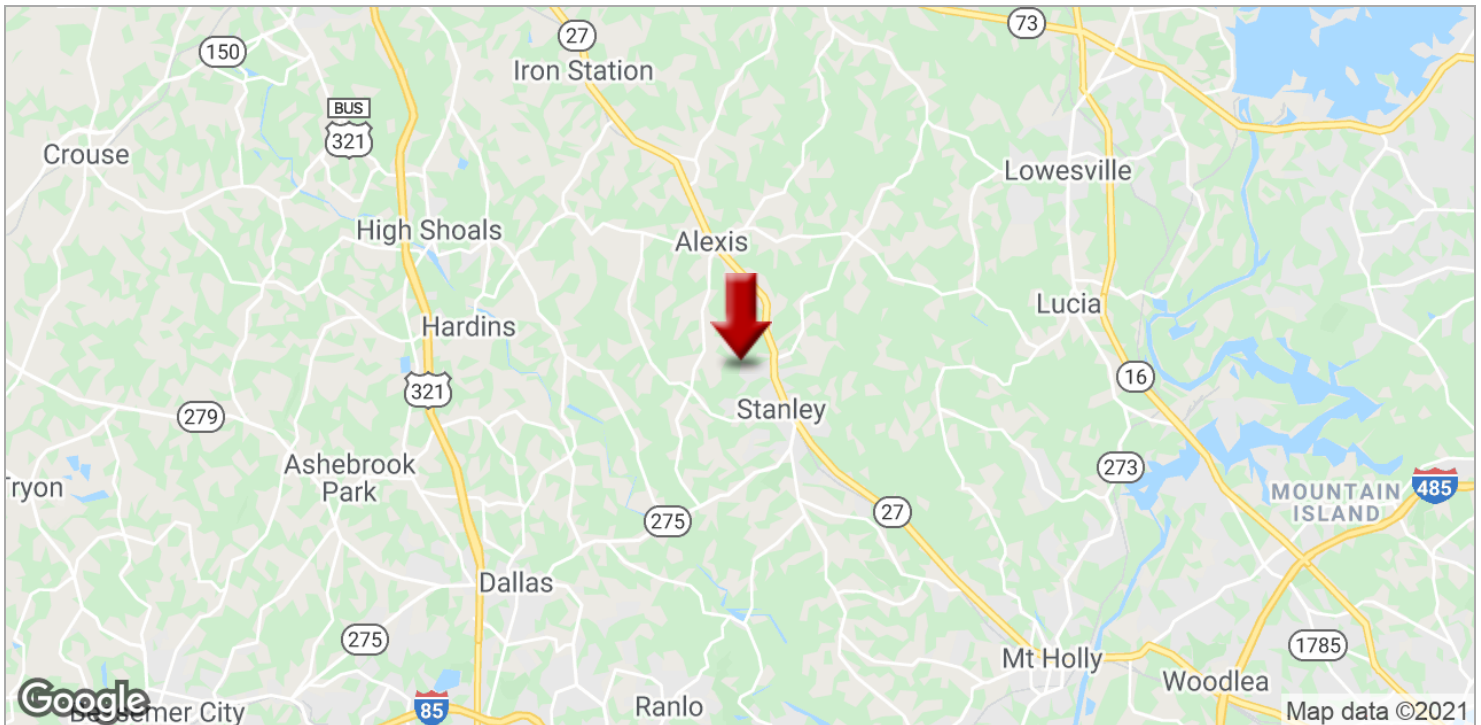
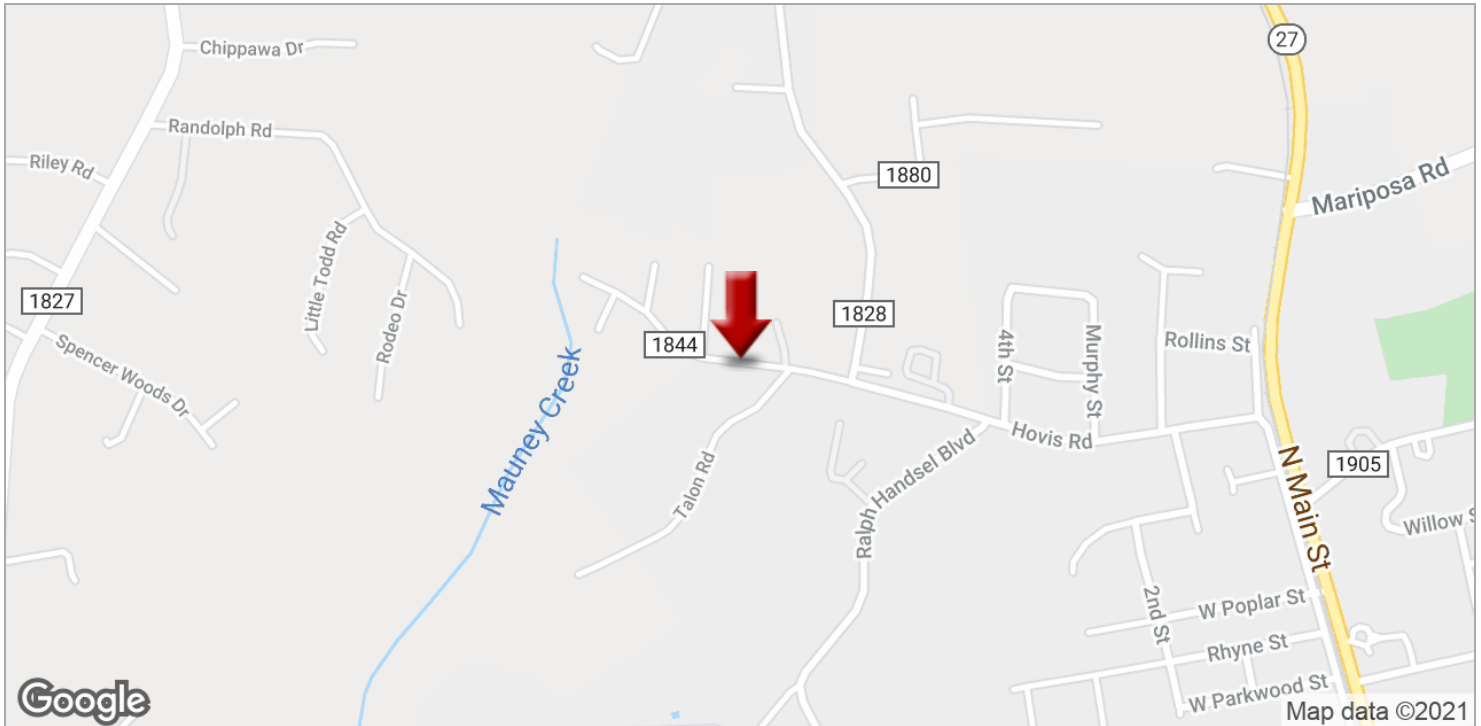
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