

MARK H. WRIGHT

EXECUTIVE SUMMARY



SALE PRICE

\$2,650,000

OFFERING SUMMARY

Available SF:

Lot Size: 143 Acres

Year Built: 1978

Building Size: 72,000 SF

Renovated: 2019

Zoning: Highway Corridor - Light
Industrial

Market: Union

Price / SF: \$36.81

PROPERTY OVERVIEW

Light Industrial warehouse for sale or lease on Hwy 74 between Monroe and Wingate

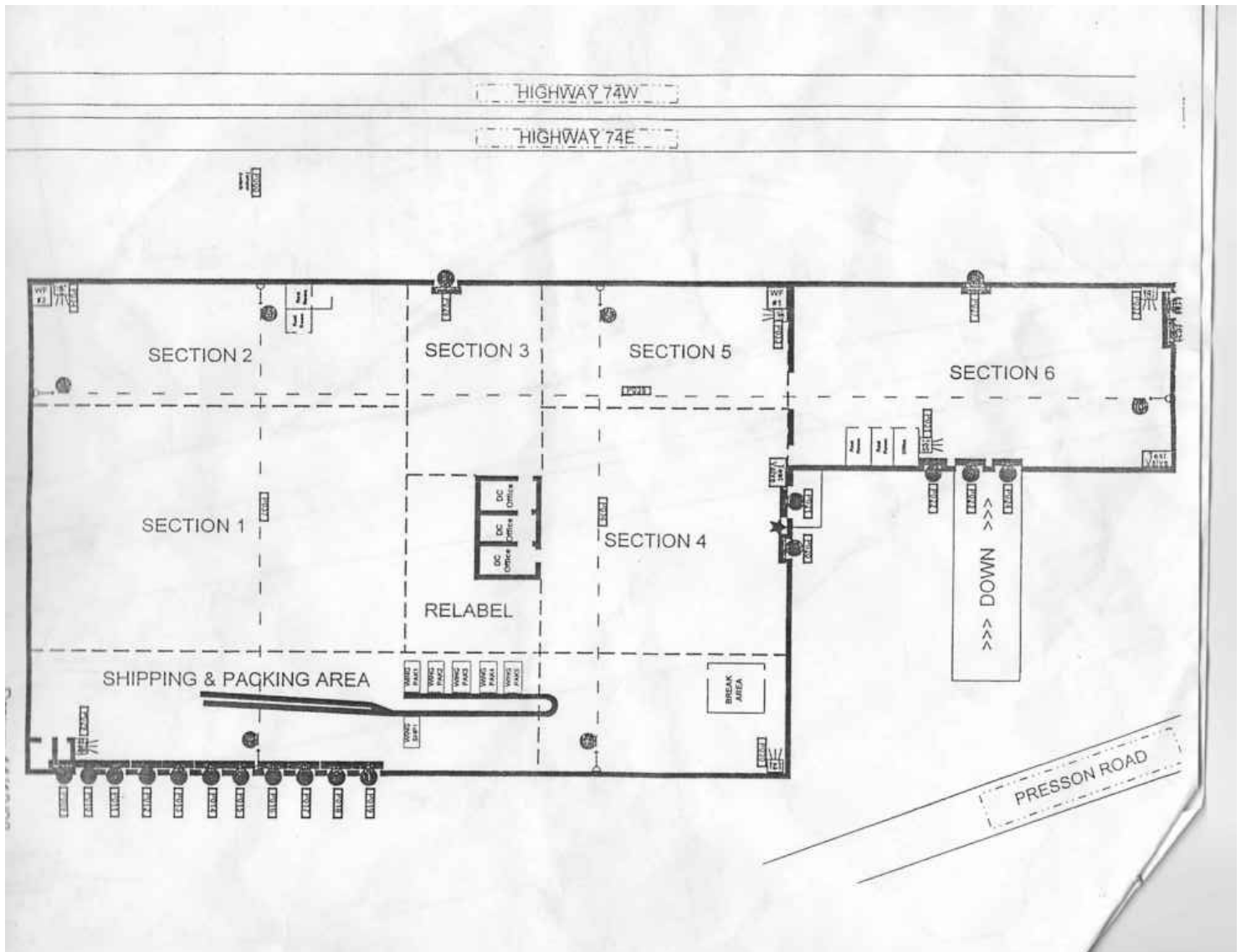
PROPERTY HIGHLIGHTS

- 2,400 sf office space (separate HVAC system)
- Heavy Power - 277/480 @ 2,000 amp
- 14 @ Insulated Dock High Doors & 2 @ Drive-in doors (replaced in 2019)
- Wet Sprinkler (refurbished in 2019)
- Gas Heat in warehouse
- Skylights (replaced in 2019)
- Ventilation/Exhaust Fans (15)
- 60,000 sf roof section replaced in 2019

AVAILABLE SPACES

| SPACE | LEASE RATE | SIZE (SF) |
|------------------|--------------|-----------|
| 3331 Presson Rd. | \$5.00 SF/yr | 72,000 SF |

FLOOR PLANS



Offered Sale /Lease

Former; Nova Trading USA 3331 Presson Road Wingate, NC

72,000 sq ft metal building 14 areas large office area

2017 Taxes \$ 4,379.78

Insurance value \$ 4,613,955 yearly cost \$ 11,520

Power 277/480 /2000 Amps - evenly distributed throughout facility

Sprinkled thru out / Skylights / natural gas heat in plant area

Offices - Heat/Cooled

2,400 sq ft

(2) Exec. Offices with bath and shower - 19'x11'

(3) Offices - 11'x9'

(1) Office - 12'x9'

(1) Reception office - 11'x9'

(1) Conference room - 19'x12'

(1) Open gathering area - 20'x17'

Lobby - 12'x7'

Break area with sink

2 personnel bathrooms

Warehouse/Manufacturing Area

Column Spacing 19'6"

(3) Mid plant offices

All dock doors insulated

Ship/receive office in large area of bldg. with outside personnel door

(10) 8'x10' load/unload dock doors in a row

(1) Drive thru door 12'x12'

Ship/receive offices in separate areas with outside personnel door

(2) 8'x8' load/unload doors on other end of bldg. with outside personnel door

(1) Drive thru door 10'x10'

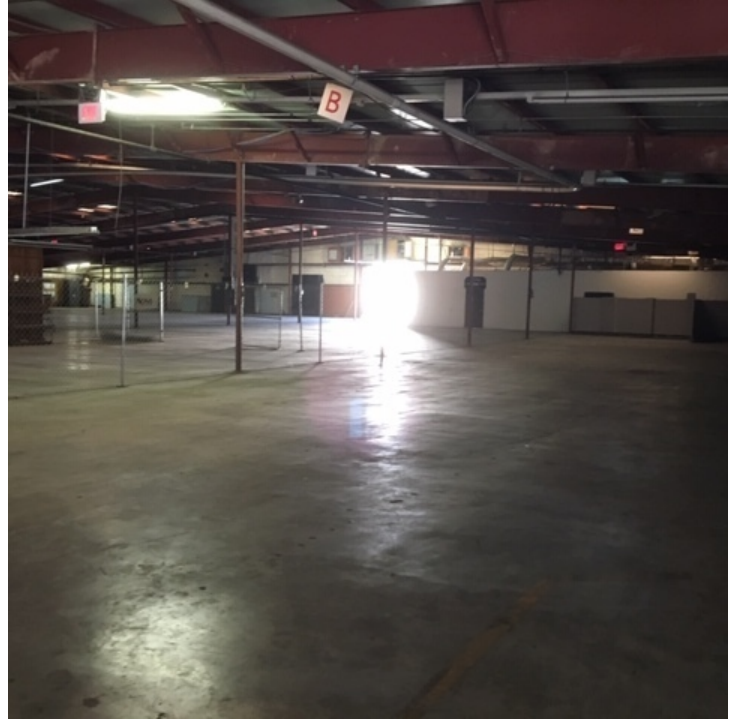
(15) Ventilation/exhaust fans

Restrooms in warehouse/manufacturing area

ADDITIONAL PHOTOS



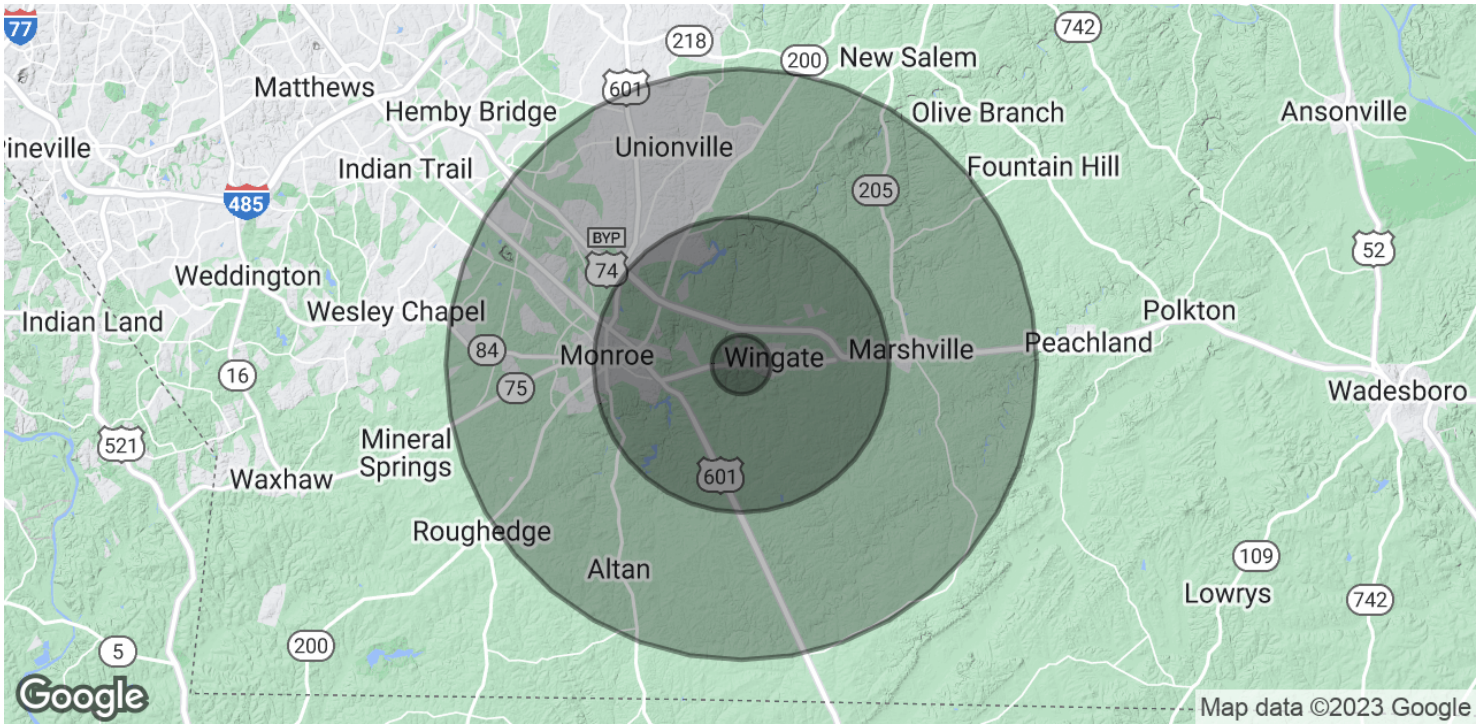
ADDITIONAL PHOTOS



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 870 | 23,172 | 75,099 |
| Average age | 30.5 | 32.9 | 35.2 |
| Average age (Male) | 30.7 | 32.3 | 34.7 |
| Average age (Female) | 32.7 | 35.1 | 36.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 283 | 7,872 | 26,920 |
| # of persons per HH | 3.1 | 2.9 | 2.8 |
| Average HH income | \$51,324 | \$54,989 | \$56,442 |
| Average house value | \$145,517 | \$151,185 | \$179,046 |

* Demographic data derived from 2020 ACS - US Census