

MARK H. WRIGHT

EXECUTIVE SUMMARY



LEASE RATE

NEGOTIABLE

OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

143 Acres

Year Built:

1978

Building Size:

72,000 SF

Renovated:

2019

Zoning:

Highway Corridor - Light
Industrial

Market:

Union

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

The floor plan is divided into six sections by dashed lines. Section 1 is on the left, containing a 'SHIPPING & PACKING AREA' with a conveyor belt and a row of 12 mailboxes labeled 10001 through 10012. Section 2 is above Section 1. Section 3 is to the right of Section 1, containing a 'RELABEL' area with three 'DC Office' cubicles. Section 4 is to the right of Section 3, containing a 'BREAK AREA'. Section 5 is above Section 4. Section 6 is on the far right, containing a set of stairs labeled 'DOWN' with arrows pointing down. The building is bordered by 'HIGHWAY 74W' and 'HIGHWAY 74E' at the top and 'PRESSON ROAD' at the bottom right. Various other labels like 'MAIL ROOM', 'REST ROOM', and 'ELECTRICAL' are scattered throughout the plan.

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'

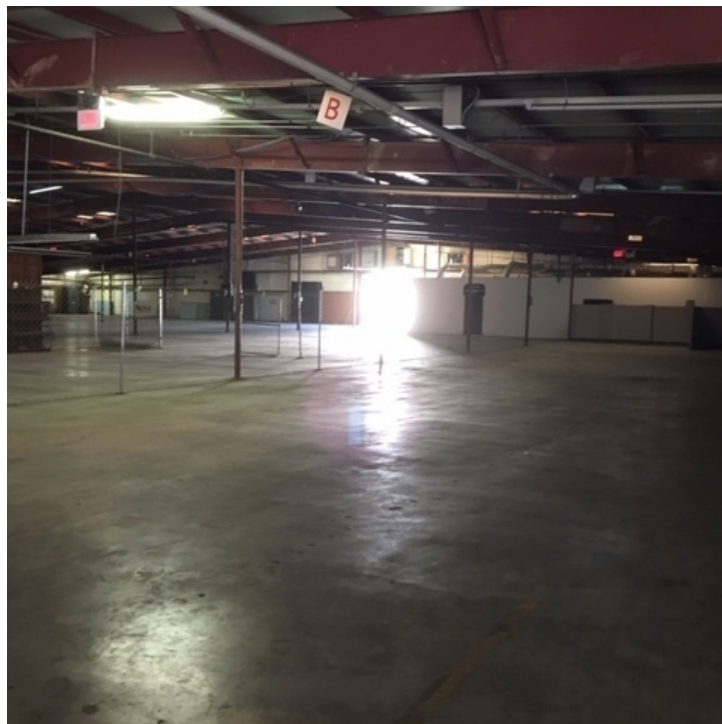
(15) Ventilation/exhaust fans

Restrooms in warehouse/manufacturing area

ADDITIONAL PHOTOS



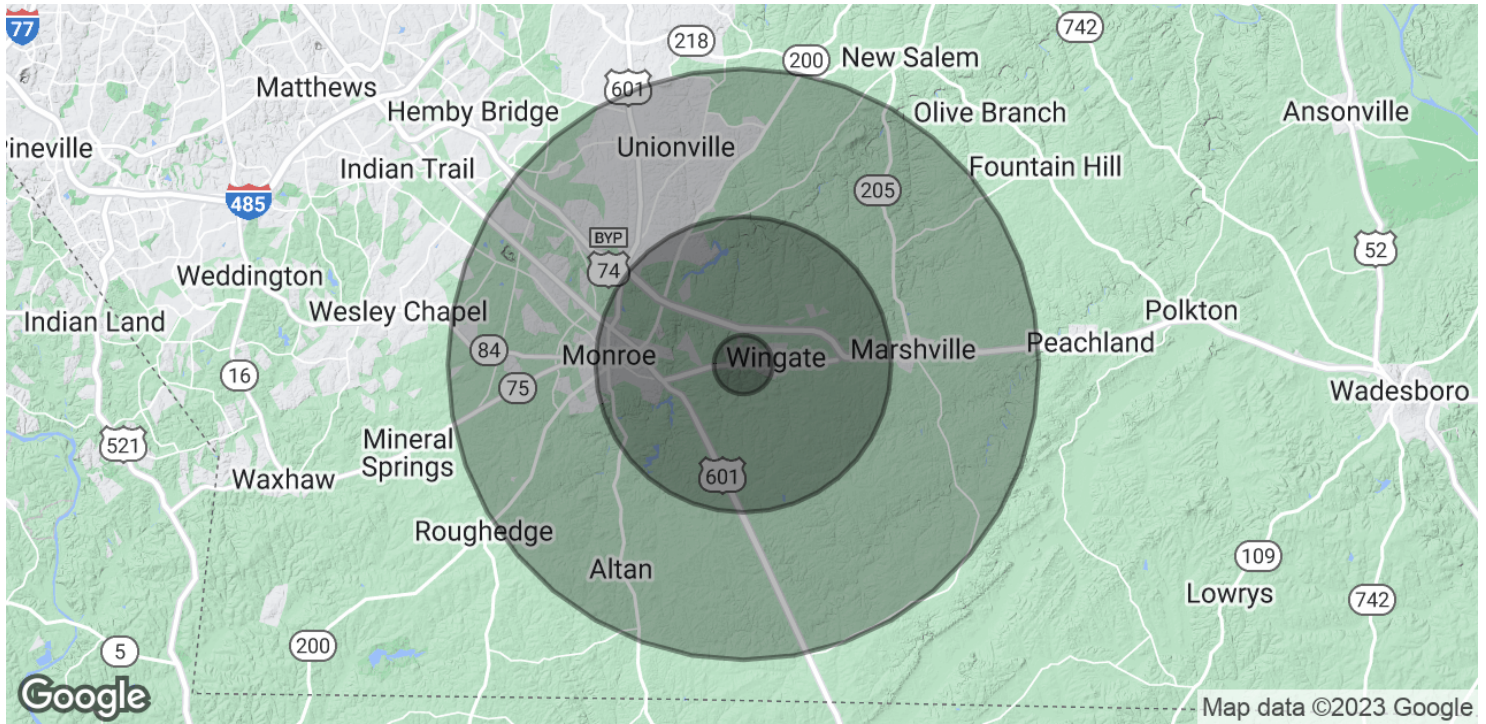
ADDITIONAL PHOTOS



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