

WIELAND BUILDING | SALE/LEASE



Class A industrial facility, 200' x 200' with 20,000 SF expansion pad. 24' ceilings, 2000 Amp 480/277V power 9,000 SF functional mezzanine with concrete floors over 8,300 SF offices | break room | training room | lab.

Opportunity

- 49,000 sf on 6.5 acres
- 8,300 sf of office space
- Ceiling Height 24'
- FOR SALE \$2,495,000
- FOR LEASE \$2.95/SF/Year Net3

Robert J. Dunn Broker

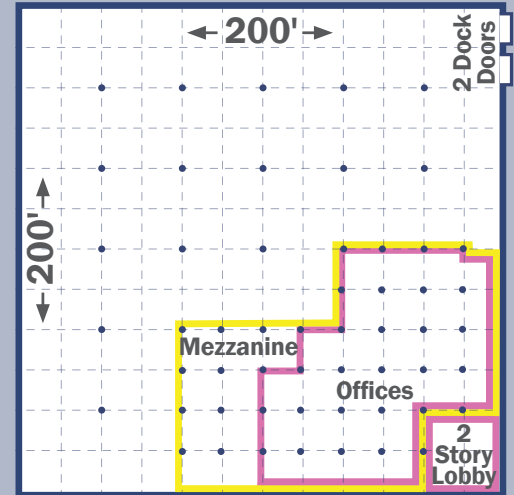
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The Stump Corporation
1043 E Morehead St
Charlotte, NC 28204

49 International Road
Burgaw, NC
(Pender County)



49 International Road Burgaw, NC



Highlights:

BUILDING SIZE	49,000	CONDITION	Excellent
ACREAGE	6.5	WALLS	Tilt-up Concrete w/expansion wall
OFFICE SPACE	8,300	FLOORS	Concrete
CEILING HEIGHT	24'	ROOF	.45 EDM over R-10 Insulation, Rock Ballast
TRUCK DOORS	2 Dock High	WATER	City of Burgaw
DIMENSIONS	200' x 200'	SEWER	City of Burgaw
BAY SPACING	33' x 33'	ELECTRIC	Four County EMC 2000 Amp 480/277V
PARKING	50 Paved	GAS	Propane
ZONING	I-1 Industrial	HEAT	Gas Packs on roof mounted HVAC
DATE AVAILABLE	Immediately	SPRINKLER	100% Wet
LAST USE	Manufacturing - Metal and Electronics	LIGHTING	Metal Halide & Fluorescent
SELLING PRICE	\$2,495,000	A/C	100% w/roof units
LEASE RATE	\$2.95/SF/Year Net3		
AGE	1992		



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