

FOR SALE | INDUSTRIAL

2732 US HIGHWAY 74 WADESBORO, NC 28170



168,472 SF INDUSTRIAL SPACE



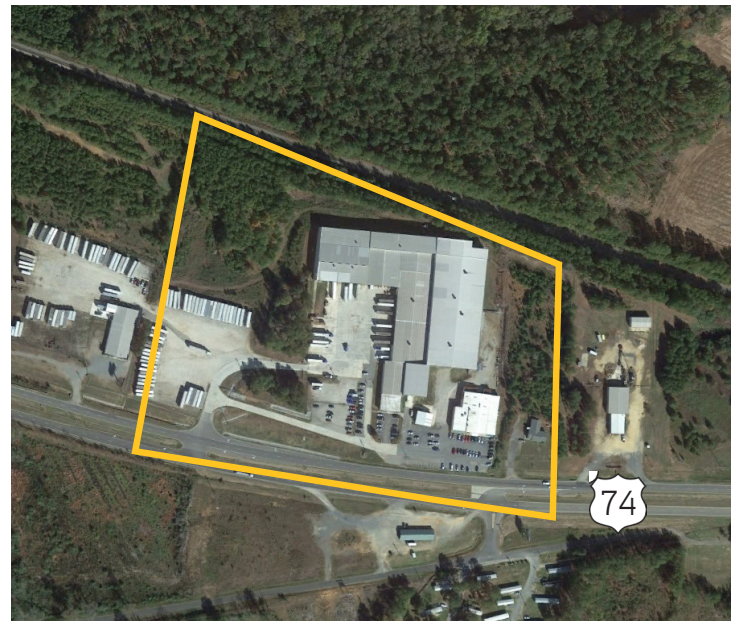
Building Features

Total Square Feet	±168,472
Office Square Feet	±16,252
Site Size	±18.53 Acres
Stories	1
Year Built	1999
Zoning	Industrial
Clear Height	±12' - 31'
Dock High Doors	(19) 10' x 10' (1) 8' x 8'
Drive In Doors	(1) 10' x 10'
Construction	Metal
Sprinkler	ESFR & Wet
Expansion Area	Yes
Parking	Ample
Utilities	All Public
Taxes (2016)	\$36,216
Asking Sale Price	\$2,358,608

** As defined in the lease but not verified for accuracy*

Location

Located along US Highway 74, this facility consists of 168,472 SF of Industrial and Office Space situated on 18.53 Acres. Current rail served by CSX runs parallel to the property allowing for the opportunity of rail service.



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